

One-stop remediation support

14,000 acres redeveloped

ENDINGS

BEGINNINGS

Brownfield Remediation and Development

Property Details	Mystic Oral School
Street Address	240 Oral School Road
City	Groton
County	New London
Zip Code	06355
Site Acre	77.39
Building Size	195,172
Zoning	Residential District (RU-80)



Demographics (2013)

	Town	County	State
Population	40,126	274,090	3,583,561
Median Age	33	41	40
Educational Attainment			
High School Graduate	29%		28%
Associates Degree	8%		7%
Bachelors or Higher	34%		37%

Fiscal (2015)

Moody's Bond Rating	Aa3
Actual Mill Rate	20.72
Equalized Mill Rate	14.14
% of Grand List Com/Ind	28.1

Economics (2014)

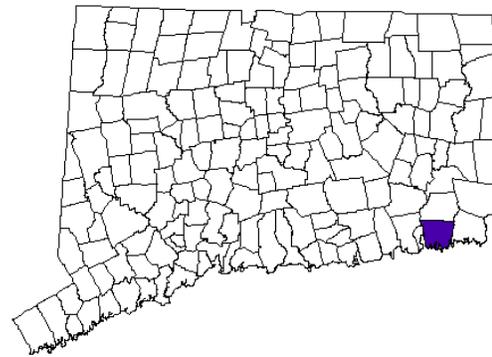
	Establishments	Employment
All Industries	1,046	25,693
Manufacturing	18	10,969
State & Municipal Government	57	3,374
Accommodations & Food Services	123	2,271
Retail	150	2,095

Distance to Next Major City

Hartford	45 miles
New Haven	46 miles
Boston	86 miles
New York	110 miles
Providence	46 miles

Labor Force (2014)

	Town	County	State
Labor Force	18,564	137,254	1,885,126
Employed	17,435	128,000	1,760,421
Unemployed	1,129	9,254	124,705



Source: Connecticut Economic Resource Center, Inc. (see Town Profiles on www.cerc.com)

Maya Loewenberg
 Department of Economic & Community Development
 Permit Ombudsman
 505 Hudson Street
 Hartford, CT 06106
 860.270.8155
maya.loewenberg@ct.gov

Department of Economic and
 Community Development

Office of Brownfield Remediation and Development

Connecticut
still revolutionary

Commercial Property Card

Print Date: 11/17/2015

Card 1 of 6

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Account	Location	Zoning	Deed Book/Page	Acres
261906386767 E	240 ORAL SCHOOL RD	RU-80	90/426	77.39
District	Use Code			
OLD MYSTIC	STATE			

Current Owner

CONNECTICUT STATE OF MYSTIC ORAL SCHOOL
9 ORAL SCHOOL RD
MYSTIC CT 06355

Property Picture



Building Information

Building No:	1
Year Built:	1976
No of Units:	1
Structure Type:	CULTURAL FACILITY
Building Total Area:	51929 sqft.
Grade:	B-
Identical Units:	1

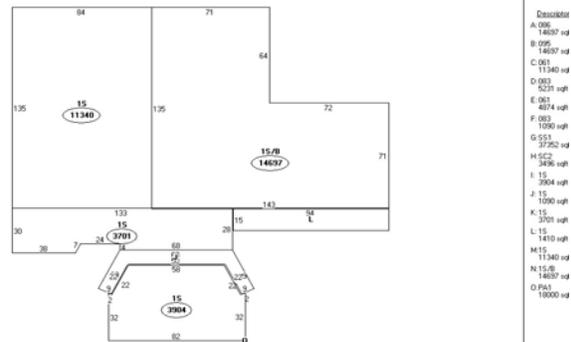
Valuation

Land:	\$1,695,900
Building:	\$14,280,800
Total:	\$15,976,700
Total Assessed Value:	\$11,183,690

Recent Sales

Book/Page	Date	Price
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Building Sketch



Sketch Legend

-----	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OFF	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Frame Prch
EFP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Msry Prch
FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Patio
FB	Frame Bay	MOH	Masonry Overhang	B	Basement
FG	Frame Garage	.SMA	1/2 Story Masonry		
FOH	Frame Overhang	MP	Masonry Patio		
.SFR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
B1 - B1	SUPPORT AREA	N/A	FIRE RESIST	NONE	NONE	NORMAL
01 - 01	COVERED MALL	BRICK VENEER	FIRE RESIST	HOT AIR	CENTRAL	NORMAL
01 - 01	AUDITORIUM/THEATER	BRICK	FIRE RESIST	HOT AIR	CENTRAL	NORMAL

		VENEER				
01 - 01	MULTI-USE SALES	BRICK VENEER	FIRE RESIST	HOT AIR	CENTRAL	NORMAL
01 - 01	AUDITORIUM/THEATER	BRICK VENEER	FIRE RESIST	HOT AIR	CENTRAL	NORMAL
M1 - M1	MULTI-USE SALES	ENCLOSURE	WOOD JOIST	HOT AIR	CENTRAL	NORMAL

Commercial Property Card

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Account 261906386767 E	Location 240 ORAL SCHOOL RD	Zoning RU-80	Deed Book/Page 90/426	Acres 77.39
District OLD MYSTIC	Use Code STATE			

Current Owner

CONNECTICUT STATE OF MYSTIC ORAL SCHOOL
9 ORAL SCHOOL RD
MYSTIC CT 06355

Property Picture



Building Information

Building No: 2
Year Built: 1961
No of Units: 1
Structure Type: WAREHOUSE
Building Total Area: 7728 sqft.
Grade: B-
Identical Units: 1

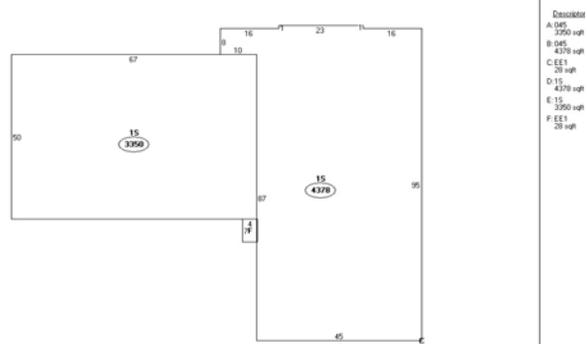
Valuation

Land: \$1,695,900
Building: \$14,280,800
Total: \$15,976,700
Total Assessed Value: \$11,183,690

Recent Sales

Book/Page	Date	Price
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Building Sketch



Sketch Legend

-----	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OFF	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Frame Prch
EFP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Msrny Prch
FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Patio
FB	Frame Bay	MOH	Masonry Overhang	B	Basement
FG	Frame Garage	.SMA	1/2 Story Masonry		
FOH	Frame Overhang	MP	Masonry Patio		
.SFR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
01 - 01	WAREHOUSE	CONCRETE BLOCK	FIRE RESIST	NONE	NONE	FAIR
01 - 01	WAREHOUSE	BRICK VENEER	FIRE RESIST	NONE	NONE	FAIR

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Account	Location	Zoning	Deed Book/Page	Acres
261906386767 E	240 ORAL SCHOOL RD	RU-80	90/426	77.39
District	Use Code			
OLD MYSTIC	STATE			

Current Owner

CONNECTICUT STATE OF MYSTIC ORAL SCHOOL
 9 ORAL SCHOOL RD
 MYSTIC CT 06355

Property Picture



Building Information

Building No:	3
Year Built:	1961
No of Units:	3
Structure Type:	SCHOOL
Building Total Area:	53970 sqft.
Grade:	C+
Identical Units:	1

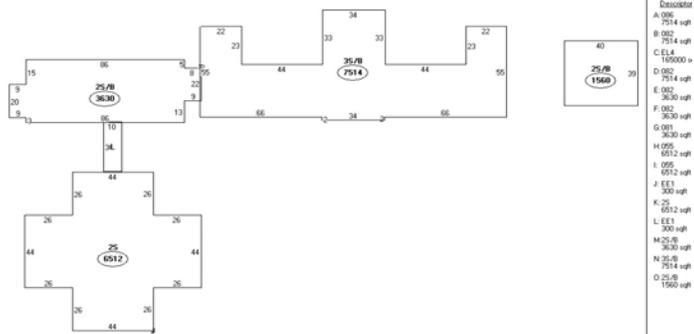
Valuation

Land:	\$1,695,900
Building:	\$14,280,800
Total:	\$15,976,700
Total Assessed Value:	\$11,183,690

Recent Sales

Book/Page	Date	Price
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Building Sketch



Sketch Legend

-----	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OFF	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Frame Prch
EFP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Msry Prch
FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Patio
FB	Frame Bay	MOH	Masonry Overhang	B	Basement
FG	Frame Garage	.SMA	1/2 Story Masonry		
FOH	Frame Overhang	MP	Masonry Patio		
.SFR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
B1 - B1	SUPPORT AREA	N/A	FIRE RESIST	HW/STEAM	NONE	NORMAL
01 - 01	MULTI-USE OFFICE	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL
02 - 03	MULTI-USE	BRICK	FIRE RESIST	HW/STEAM	NONE	NORMAL

	OFFICE	VENEER				
B1 - B1	MULTI-USE OFFICE	N/A	FIRE RESIST	HW/STEAM	NONE	NORMAL
01 - 01	MULTI-USE OFFICE	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL
02 - 02	MULTI-USE APARTMENT	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL
01 - 01	SCHOOL	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL
02 - 02	SCHOOL	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL

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Account 261906386767 E	Location 240 ORAL SCHOOL RD	Zoning RU-80	Deed Book/Page 90/426	Acres 77.39
District OLD MYSTIC	Use Code STATE			

Current Owner

CONNECTICUT STATE OF MYSTIC ORAL SCHOOL
9 ORAL SCHOOL RD
MYSTIC CT 06355

Property Picture



Building Information

Building No:	4
Year Built:	1961
No of Units:	2
Structure Type:	SCHOOL
Building Total Area:	71736 sqft.
Grade:	C+
Identical Units:	1

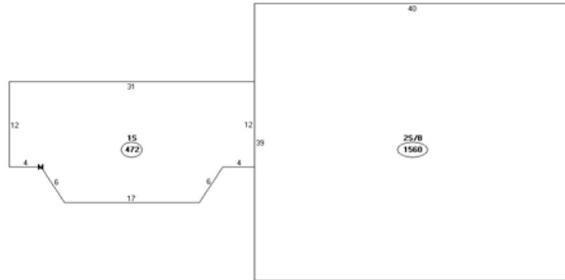
Valuation

Land:	\$1,695,900
Building:	\$14,280,800
Total:	\$15,976,700
Total Assessed Value:	\$11,183,690

Recent Sales

Book/Page	Date	Price
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Building Sketch



Descriptor
A 004 0725 sqft
B 005 2516 sqft
C 007 5396 sqft
D 002 19971 sqft
E 002 2540 sqft
F 002 16429 sqft
G 002 6540 sqft
H 044 6339 sqft
I 014 40000 sqft
J 014 25000 sqft
K 001 65 sqft
L 006 77 sqft
M 003 77 sqft
N 15 472 sqft
O 25 06 1960 sqft

Sketch Legend

----- Main Living Area	1SMA Masonry	GRHS Attached Greenhouse
1FR Frame	OMP Open Masonry Porch	CAT Cathedral Ceiling
OFF Open Frame Porch	EMP Enclosed Msry Porch	SOP Screen Open Frame Prch
EFP Enclosed Frame Porch	MUB Masonry Utility	SMP Screen Open Msry Prch
FUB Frame Utility Building	MB Masonry Bay	CPAT Concrete Patio
FB Frame Bay	MOH Masonry Overhang	B Basement
FG Frame Garage	.SMA 1/2 Story Masonry	
FOH Frame Overhang	MP Masonry Patio	
.SFR 1/2 Story Frame	WD Wood Deck	
A(U) Attic (Unfinished)	CPY Canopy	
A(F) Attic (Finished)		

Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
B1 - B1	MULTI-USE STORAGE	N/A	FIRE RESIST	HW/STEAM	NONE	NORMAL
B1 - B1	SCHOOL	N/A	FIRE RESIST	HW/STEAM	NONE	NORMAL
01 - 01	CATETERIA	BRICK	FIRE RESIST	HW/STEAM	NONE	NORMAL

		VENEER				
01 - 01	MULTI-USE OFFICE	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL
02 - 02	MULTI-USE OFFICE	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL
02 - 02	MULTI-USE OFFICE	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL
03 - 03	MULTI-USE OFFICE	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL
B1 - B1	LIGHT MANUFACTURING	N/A	FIRE RESIST	HW/STEAM	CENTRAL	

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Account	Location	Zoning	Deed Book/Page	Acres
261906386767 E	240 ORAL SCHOOL RD	RU-80	90/426	77.39
District	Use Code			
OLD MYSTIC	STATE			

Current Owner
 CONNECTICUT STATE OF MYSTIC ORAL
 SCHOOL
 9 ORAL SCHOOL RD
 MYSTIC CT 06355

Property Picture

IMAGE NOT AVAILABLE

Building Information

Building No:	5
Year Built:	1930
No of Units:	1
Structure Type:	RES - 1 FAMILY
Building Total Area:	4809 sqft.
Grade:	B-
Identical Units:	1

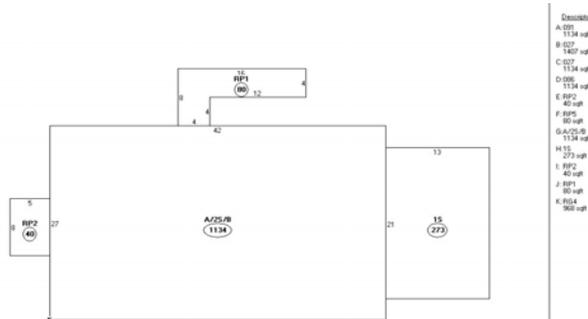
Valuation

Land:	\$1,695,900
Building:	\$14,280,800
Total:	\$15,976,700
Total Assessed Value:	\$11,183,690

Recent Sales

Book/Page	Date	Price
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Building Sketch



Sketch Legend

----	Main Living Area	ISMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OFPP	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Frame Prch
EFP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Msrny Prch
FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Pabio
FB	Frame Bay	MOH	Masonry Overhang	B	Basement
FG	Frame Garage	.SMA	1/2 Story Masonry		
FOH	Frame Overhang	MP	Masonry Patio		
.5FR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
B1 - B1	UNFINISHED RES BSMT	N/A	WOOD JOIST	NONE	NONE	NORMAL
01 - 01	DWELLING	BRICK VENEER	WOOD JOIST	HW/STEAM	NONE	NORMAL
02 - 02	DWELLING	BRICK VENEER	WOOD JOIST	HW/STEAM	CENTRAL	NORMAL
A1 - A1	SUPPORT AREA	BRICK VENEER	WOOD JOIST	NONE	NONE	FAIR

Commercial Property Card

Print Date: 11/17/2015

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Account 261906386767 E	Location 240 ORAL SCHOOL RD	Zoning RU-80	Deed Book/Page 90/426	Acres 77.39
District OLD MYSTIC	Use Code STATE			

Current Owner

CONNECTICUT STATE OF MYSTIC ORAL SCHOOL
9 ORAL SCHOOL RD
MYSTIC CT 06355

Property Picture



Building Information

Building No:	6
Year Built:	1976
No of Units:	1
Structure Type:	SCHOOL
Building Total Area:	52979 sqft.
Grade:	C+
Identical Units:	1

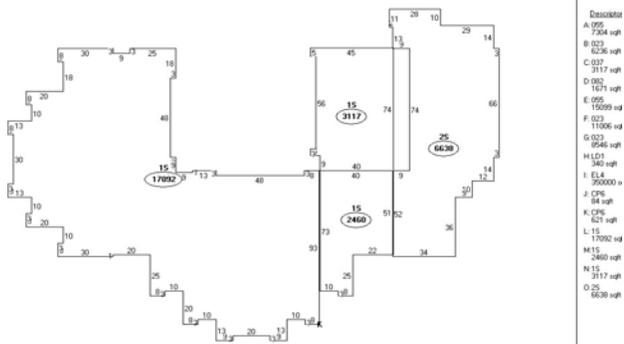
Valuation

Land:	\$1,695,900
Building:	\$14,280,800
Total:	\$15,976,700
Total Assessed Value:	\$11,183,690

Recent Sales

Book/Page	Date	Price
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Building Sketch



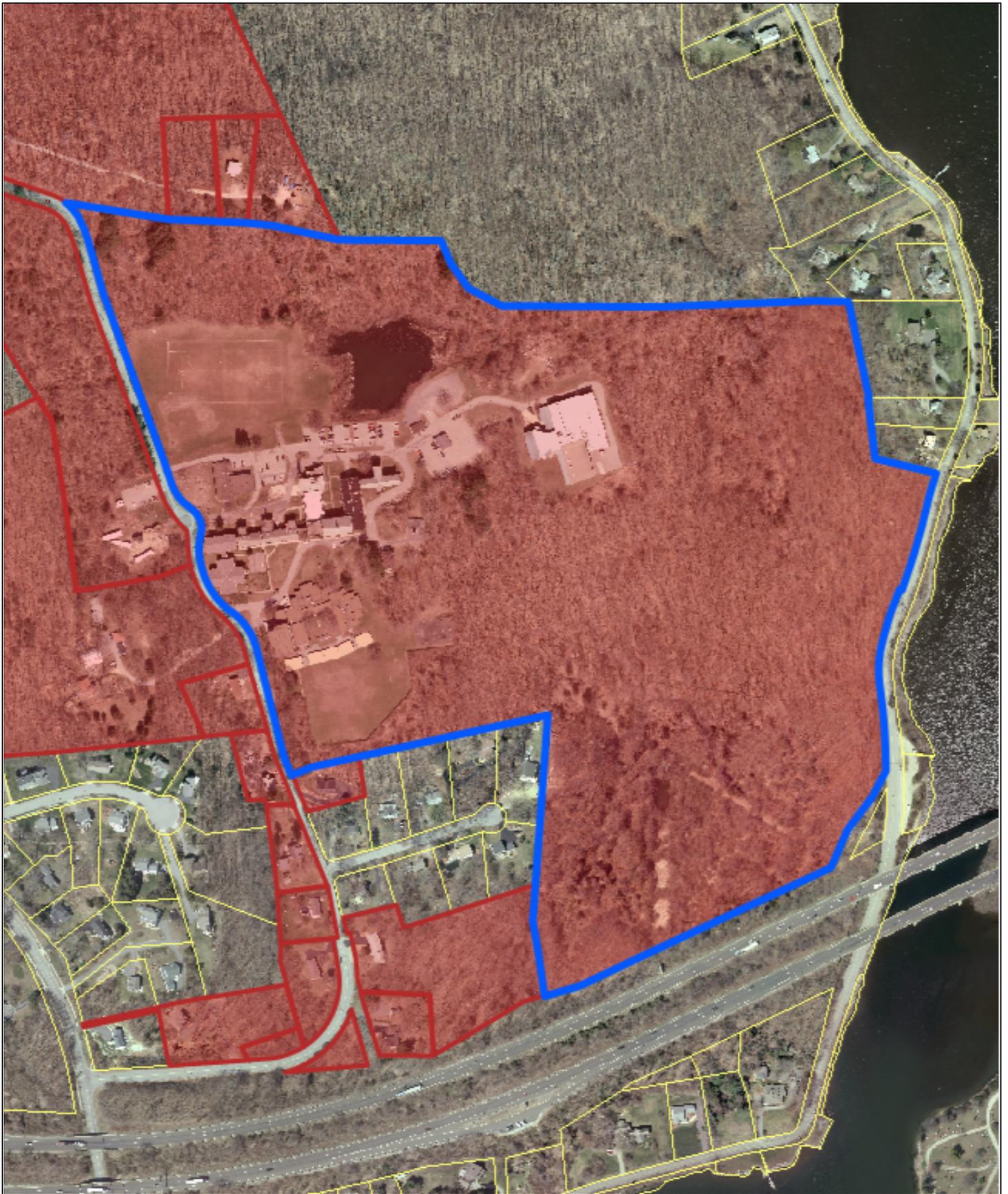
Sketch Legend

-----	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OFF	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Frame Prch
EFP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Msry Prch
FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Patio
FB	Frame Bay	MOH	Masonry Overhang	B	Basement
FG	Frame Garage	.SMA	1/2 Story Masonry		
FOH	Frame Overhang	MP	Masonry Patio		
.SFR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
01 - 01	SCHOOL	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	FAIR
02 - 02	DORMITORY	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL

01 - 01	CATERIA	BRICK VENEER	FIRE RESIST	HW/STEAM	CENTRAL	GOOD
B1 - B1	MULTI-USE OFFICE	N/A	FIRE RESIST	HW/STEAM	CENTRAL	NORMAL
B1 - B1	SCHOOL	N/A	FIRE RESIST	HW/STEAM	NONE	POOR
01 - 01	DORMITORY	BRICK VENEER	FIRE RESIST	HW/STEAM	CENTRAL	GOOD
01 - 01	DORMITORY	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	FAIR



Disclaimer:
 The geographic and topographic information depicted on this map was compiled by The Seaborn Map Company based on an aerial flight on for most in April 2009. The parcel and property line information depicted on this map has been compiled from recorded deeds, maps, a superior records, and other sources of information in the Town of Groton. The intent of this map is to depict a graphical representation of real property information related to the plan sheet in relation to the Town of Groton and is subject to change as a more accurate survey may disclose. The Town of Groton and the mapping companies assume no legal responsibility for the information contained in this data.
THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
 Horizontal Datum:
 Geocentric State Plane Coordinates, North American Datum of 1983 (NAD83 Feet)
 Vertical Datum:
 North American Vertical Datum of 1988 (NAVD88)

Town of Groton 240 ORAL SCHOOL RD



Date: 11/17/2015