

FACT SHEET – Roger Wolcott School

451 Windsor Avenue

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| Land Area | <ul style="list-style-type: none"> • 4.71 Acres • Slopes up from Windsor Avenue • Assessed Value of \$317,520 |
| Building | <ul style="list-style-type: none"> • Former Public School (37,885 SF) • Built 1925 / Additions through 1967 • Assessed Value of \$2,107,700 |
| Notes | <ul style="list-style-type: none"> • School vacated in 2012 then some use for early childhood, robotics, etc. • Estimate \$4.2 million+ to bring building to code • Building costs \$70,000 +/- annually to heat / maintain • Some environmental issues (possible asbestos, PCB, underground oil tank, interior mold, etc.) • Roof / decking in poor condition |

