

Property at 00050 CLIMAX ROAD

Prop ID 1830050

Printed 10-Jul-2024 8:40 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FARMINGTON VALLEY GATEWAY LLC
Second name:
Address: 1414 ATWOOD AVENUE
City/state: JOHNSTON RI Zip: 02919

Location Information

Map: 008 Clerk map: 15 015
Lot: 1830050 Neigh.: Zone: AVC Vol: 754 Page: 064

Assessments

Assmt category	Qty	Amount
Commerc Land	10.91	5,727,750
Commerc Building	3.00	7,941,350
Commerc Outbldg	1.00	36,260

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 23-Dec-2015
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 19,579,086

Summary

Total assessments	13,705,360
Total exemptions	
Net assessment	13,705,360

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	10.910	750,000	8,182,500		8,182,500	5,727,750
Comm Primary		475,240					

10.910 acres Total land value 8,182,500 5,727,750

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement		
Exterior Walls	03	BR/FR			
Roof Material	09	Rubber Membrane	1st Floor	34 Retail	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	01	Concrete	3rd Floor		
Heating System	08	Unit Heater/AC			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	02	Fire Resistant			
Grade	53	A+			
Garage					
Basement					
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	06	Very Good			
			Year Built: 2019	Eff Year Built:	

Commercial Valuation Summary

Main Area: 45,118 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	34	Retail	100.00	45,118	93.75	4,229,810
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
EL2	Elevator-Freight			1	40,100	40,100
SS1	Wet Sprinkler	45,118	2.10			94,750
CP7	Canopy-Good	1,500	22.25			33,380
MZ2	Office/Retail Mezz	4,108	30.30			124,470
LD5	Dock Leveller			2	4,750	9,500
Sub-Total						4,532,010
Grade	A+	Factor	1.6500			7,477,820
CDU		C&D Factor	1.20			8,973,384
Depreciation			%			8,973,384
			Computed cost value @ 70%			6,281,369

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			45,000	2.30	2020	C	103,500	50	51,800
Value at 70%			36,260	Value at 100%					51,800

