

Property at 00301 COUNTRY CLUB ROAD

Prop ID 1940301

Printed 06-Feb-2024 9:17 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CARMON & COMPANY LLC
Second name:
Address: P O BOX 6
City/state: WINDSOR CT Zip: 06095

Location Information

Map: 018 Clerk map:
Lot: 1940301 Neigh.: Zone: NB Vol: 465 Page: 920

Assessments

Assmt category	Qty	Amount
Commerc Land	3.00	315,000
Vacant Commerc	.46	2,430
Resident Outbldg	1.00	8,050
Commerc Building	2.00	1,337,910

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Jun-2003
Sale price: 820,000
Sale valid:

Values

Mkt value :
Cost value: 2,376,271

Summary

Total assessments	1,663,390
Total exemptions	
Net assessment	1,663,390

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 2.8979
Mkt/sale :
Assmt/sale: 2.0285

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	3.000	150,000	450,000		450,000	315,000
Comm Primary		130,680					
RES	52	.463	7,500	3,473		3,473	2,431
Residual		20,168					

3.463 acres Total land value 453,473 317,431

Commercial Valuation Summary

Main Area: 8,657 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	91	Unfin Basement	35.00	3,030	29.91	90,630
	86	Support Area	35.00	3,030	29.91	90,630
1st Floor	58	Funeral Home	100.00	8,657	116.55	1,008,970
2nd Floor	81	Mixed Use Apart	17.00	1,472	68.40	100,680
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
CP7 Canopy-Good	1,664	22.25			37,020

Sub-Total 1,327,930

Grade	B+	Factor	1.3500	1,792,710
CDU		C&D Factor	1.00	1,792,710
Depreciation		10 %		1,613,439

Computed cost value @ 70% 1,129,407

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	58	Funeral Home	Basement	91 Unfin Basement	35.00
Exterior Walls	01	Wood Frame		86 Support Area	35.00
Roof Material	01	Asphalt Shingles	1st Floor	58 Funeral Home	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	81 Mixed Use Apart	17.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	07	Hydro Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	43	B+			
Garage					
Basement	02	Partial			
Bsmt Finish	02	Partial			
Air Cond	01	Central Air			
Interior Cond	06	Very Good			
External Cond	06	Very Good			
CDU					

Year Built: 2005	Eff Year Built:
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