

Property at 00027 DALE ROAD

33

Prop ID 2020027

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Administrative Information

Owner name: LABBADIA NICHOLAS V
Second name:
Address: 576 STEELE ROAD
City/state: NEW HARTFORD CT Zip: 06057

Location Information

Map: 006 Clerk map:
Lot: 2020027 Neigh.: Zone: OP Vol: 325 Page: 695

Assessments

Assmt category	Qty	Amount
Commerc Land	1.00	175,000
Commerc Building	2.00	977,150
Commerc Outbldg	2.00	11,830
Vacant Commerc	.48	3,360

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Mar-1985
Sale price: 210,000
Sale valid:

Values

Mkt value :
Cost value: 1,667,629

Summary

Total assessments	1,167,340
Total exemptions	
Net assessment	1,167,340

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 7.9411
Mkt/sale :
Assmt/sale: 5.5588

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	.546	250,000	136,500		136,500	95,550
Comm Primary		23,784					
RES	52	.262	7,500	1,965		2,620	1,834
Residual		11,413					
CPRI	21	.454	250,000	113,500		113,500	79,450
Comm Primary		19,776					
RES	52	.218	7,500	1,635		2,180	1,526
Residual		9,496					
		1.480 acres		Total land value		254,800	178,360

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	51	Bank	Basement	86 Support Area	50.00
Exterior Walls	01	Wood Frame		91 Unfin Basement	50.00
Roof Material	01	Asphalt Shingles	1st Floor	51 Bank	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	50	A	Other Features	Size	Qty
Garage	99	None	BE0 Bank Vault	160	
Basement	02	Partial	BE1 Bank Drive-Thru		1
Bsmt Finish	02	Partial	BE2 Bank Pneumatic Tube		1
Air Cond	01	Central Air	BC1 Bank Canopy	500	
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			
			Year Built: 1999	Eff Year Built:	

Commercial Valuation Summary

Main Area: 2,816 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	86	Support Area	50.00	1,408	29.91	42,110
	91	Unfin Basement	50.00	1,408	29.91	42,110
1st Floor	51	Bank	100.00	2,816	151.32	426,120

2nd Floor

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
BE0 Bank Vault	160	271.05			43,370
BE1 Bank Drive-Thru			1	11,000	11,000
BE2 Bank Pneumatic Tub			1	25,250	25,250
BC1 Bank Canopy	500	27.30			13,650

Sub-Total

603,610

Grade	A	Factor	1.5500	935,600
CDU		C&D Factor	1.00	935,600
Depreciation		15 %		795,260

Computed cost value @ 70%

556,682

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			10,912	1.69	1999	C	18,441	50	9,220
PA1 Asphalt Paving			9,088	1.69	2008	C	15,359	50	7,680

Value at 70% 11,830

Value at 100% 16,900

