

Property at 00034 DALE ROAD

40R

Prop ID 2020034

Printed 06-Feb-2024 10:12 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TC&F LLC
Second name:
Address: 450 OCEAN AVENUE
City/state: STRATFORD CT Zip: 06615

Location Information

Map: 006 Clerk map:
Lot: 2020034 Neigh.: Zone: CR Vol: 560 Page: 931

Assessments

Assmt category	Qty	Amount
Commerc Land	4.25	365,770
Commerc Outbldg	1.00	41,410
Commerc Building	1.00	1,116,490

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Mar-2007
Sale price: 2,310,000
Sale valid:

Values

Mkt value :
Cost value: 2,176,671

Summary

Total assessments	1,523,670
Total exemptions	
Net assessment	1,523,670

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9423
Mkt/sale :
Assmt/sale: .6596

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	2.000	250,000	500,000		500,000	350,000
Comm Primary		87,120					
RES	21	2.253	7,500	16,898		22,530	15,771
Residual		98,141					

4.253 acres Total land value 522,530 365,771

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	91 Unfin Basement	100.00
Exterior Walls	03	BR/FR			
Roof Material	05	Tar and Gravel	1st Floor	53 Office Building	100.00
Roof Type	05	Flat			
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	100.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	07	Hydro Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	02	Fire Resistant			
Grade	30	C	Other Features	Size	Qty
Garage	99	None	SS1 Wet Sprinkler	24,624	
Basement	01	Full	EL1 Elevator-Pass		1
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1984	Eff Year Built:	

Commercial Valuation Summary

Main Area: 10,500 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	91	Unfin Basement	100.00	10,500	33.23	348,920
1st Floor	53	Office Building	100.00	10,500	144.94	1,521,870
2nd Floor	53	Office Building	100.00	10,500	115.95	1,217,480
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
SS1 Wet Sprinkler		24,624	2.10			51,710
EL1 Elevator-Pass				1	50,000	50,000

Sub-Total 3,189,980

Grade	C	Factor	1.0000	3,189,980
CDU		C&D Factor	1.00	3,189,980
Depreciation		50 %		1,594,990

Computed cost value @ 70% 1,116,493

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			70,000	1.69		C	118,300	50	59,150
Value at 70%			41,405				Value at 100%		59,150

