

Property at 00375 DEERCLIFF ROAD

Prop ID 2090375

Printed 06-Feb-2024 10:41 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GRAY MEDIA GROUP INC
Second name: D/B/A WFSB-TV
Address: 333 CAPITAL BLVD
City/state: ROCKY HILL CT Zip: 06067

Location Information

Map: 027 Clerk map:
Lot: 2090375 Neigh.: Zone: RU2A Vol: 337 Page: 721

Assessments

Assmt category	Qty	Amount
Commerc Land	5.00	1,050,000
Commerc Outbldg	1.00	35,980
Commerc Building	1.00	242,560
Vacant Commerc	16.66	87,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Sep-1997
Sale price: 890,724
Sale valid:

Values

Mkt value :
Cost value: 2,022,871

Summary

Total assessments	1,416,010
Total exemptions	
Net assessment	1,416,010

Utilities

Water	None
Sewer	None
Gas	None

Sales ratios

Cost/sale : 2.2710
Mkt/sale :
Assmt/sale: 1.5897

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	5.000	300,000	1,500,000			1,500,000	1,050,000
Comm Primary		217,800						
UND	52	16.660	20,000	333,200			124,950	87,465
Undeveloped		725,710						

21.660 acres Total land value 1,624,950 1,137,465

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	84 Storage	100.00
Exterior Walls	04	BR/MS			
Roof Material	02	Slate	1st Floor	53 Office Building	100.00
Roof Type	01	Gable			
Foundation	03	Field Stone	2nd Floor	86 Support Area	60.00
Interior Walls	01	Plaster			
Floors	04	Tile	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	01	Oil	4th Floor		
Construct Type	02	Fire Resistant			
Grade	33	C+			
Garage					
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			
Year Built: 1929			Eff Year Built:		

Commercial Valuation Summary

Main Area: 2,475 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	84	Storage	100.00	2,475	33.23	82,240
1st Floor	53	Office Building	100.00	2,475	144.94	358,730
2nd Floor	86	Support Area	60.00	1,485	35.45	52,640
3rd Floor						
4th Floor						

Other Features Size Rate Qty Rate Value

Sub-Total 493,610

Grade	C+	Factor	1.0800	533,100
CDU		C&D Factor	1.00	533,100
Depreciation		35 %		346,515

Computed cost value @ 70% 242,561

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	40	68	2,720	30.00	1970	B	102,816	50	51,400
Utility Shed									

Value at 70% 35,980 Value at 100% 51,400

