

Property at 00051 EAST MAIN STREET

Prop ID 2140051

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Administrative Information

Owner name: SHOPS AT APPLEWOODS LLC
Second name:
Address: 76 HARTFORD ROAD
City/state: SIMSBURY CT Zip: 06070

Location Information

Map: 008 Clerk map:
Lot: 2140051 Neigh.: Zone: CS Vol: 320 Page: 931

Assessments

Assmt category	Qty	Amount
Commerc Land	3.10	976,500
Commerc Outbldg	1.00	29,580
Commerc Building	1.00	1,702,990
Vacant Commerc	10.90	57,230

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Jul-1996
Sale price: 3,795,000
Sale valid:

Values

Mkt value :
Cost value: 3,951,857

Summary

Total assessments	2,766,300
Total exemptions	
Net assessment	2,766,300

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.0413
Mkt/sale :
Assmt/sale: .7289

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	3.100	400,000	1,240,000		400,000	280,000
Comm Primary		135,036					
RES	52	10.900	7,500	81,750		81,750	57,225
Residual		474,804					

14.000 acres

Total land value

481,750

337,225

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement		
Exterior Walls	03	BR/FR			
Roof Material	01	Asphalt Shingles	1st Floor	34 Retail	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	34 Retail	61.00
Interior Walls	02	Drywall		31 Restaurant	30.00
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air	4th Floor		
Fuel Type	02	Natural Gas			
Construct Type	02	Fire Resistant			
Grade	47	A-	Other Features	Size	Qty
Garage			CP7 Canopy-Good	4,078	
Basement					
Bsmt Finish			CP7 Canopy-Good	2,908	
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1989	Eff Year Built:	

Commercial Valuation Summary

Main Area: 17,205 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	34	Retail	100.00	17,205	93.75	1,612,970
2nd Floor	34	Retail	61.00	10,495	75.00	787,130
	31	Restaurant	30.00	5,162	95.90	495,040
3rd Floor						
4th Floor						
Other Features						
CP7	Canopy-Good	4,078	22.25			90,740
CP7	Canopy-Good	2,908	22.25			64,700
Sub-Total						3,050,580
Grade	A-	Factor 1.4500				4,423,340
CDU		C&D Factor 1.00				4,423,340
Depreciation		45 %				2,432,837
Computed cost value @ 70%						1,702,986

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			50,000	1.69		C	84,500	50	42,250
Value at 70%									
			29,575				Value at 100%		42,250

