

Property at 00062 HARRIS ROAD

Prop ID 2570062

Printed 06-Feb-2024 12:41 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: STORE MASTER FUNDING III LLC
Second name: ATTN: A/P -BEST FRIENDS 020
Address: 535 CONNECTICUT AVE STE 305
City/state: NORWALK CT Zip: 06854

Location Information

Map: 030 Clerk map:
Lot: 2570062 Neigh.: Zone: R40 Vol: 659 Page: 25

Assessments

Assmt category	Qty	Amount
Commerc Land	5.50	385,000
Commerc Outbldg	2.00	7,910
Commerc Building	1.00	238,500

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Apr-2013
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 902,014

Summary

Total assessments	631,410
Total exemptions	
Net assessment	631,410

Utilities

Water	Well
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	5.500	100,000	550,000	SS		550,000	385,000
Comm Primary	239,580				Shape & Size			

5.500 acres

Total land value

550,000

385,000

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement		
Exterior Walls	05	8" CB			
Roof Material	01	Asphalt Shingles	1st Floor	53 Office Building	30.00
Roof Type	01	Gable		84 Storage	70.00
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls			3rd Floor		
Floors	01	Concrete	4th Floor		
Heating System	02	Forced Hot Air			
Fuel Type	01	Oil			
Construct Type	02	Fire Resistant			
Grade	30	C	Other Features	Size	Qty
Garage	99	None	CP5 Canopy-Economy	998	1
Basement	99	None			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	04	Average			
External Cond	04	Average			
CDU	04	Average			

Year Built: 1976 Eff Year Built:

Commercial Valuation Summary

Main Area: 5,934 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	53	Office Building	30.00	1,780	144.94	257,990
	84	Storage	70.00	4,154	44.31	184,060
2nd Floor						
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
CP5 Canopy-Economy	998	12.25	1		12,230

Sub-Total

454,280

Grade	C	Factor	1.0000	454,280
CDU		C&D Factor	1.00	454,280
Depreciation		25 %		340,710

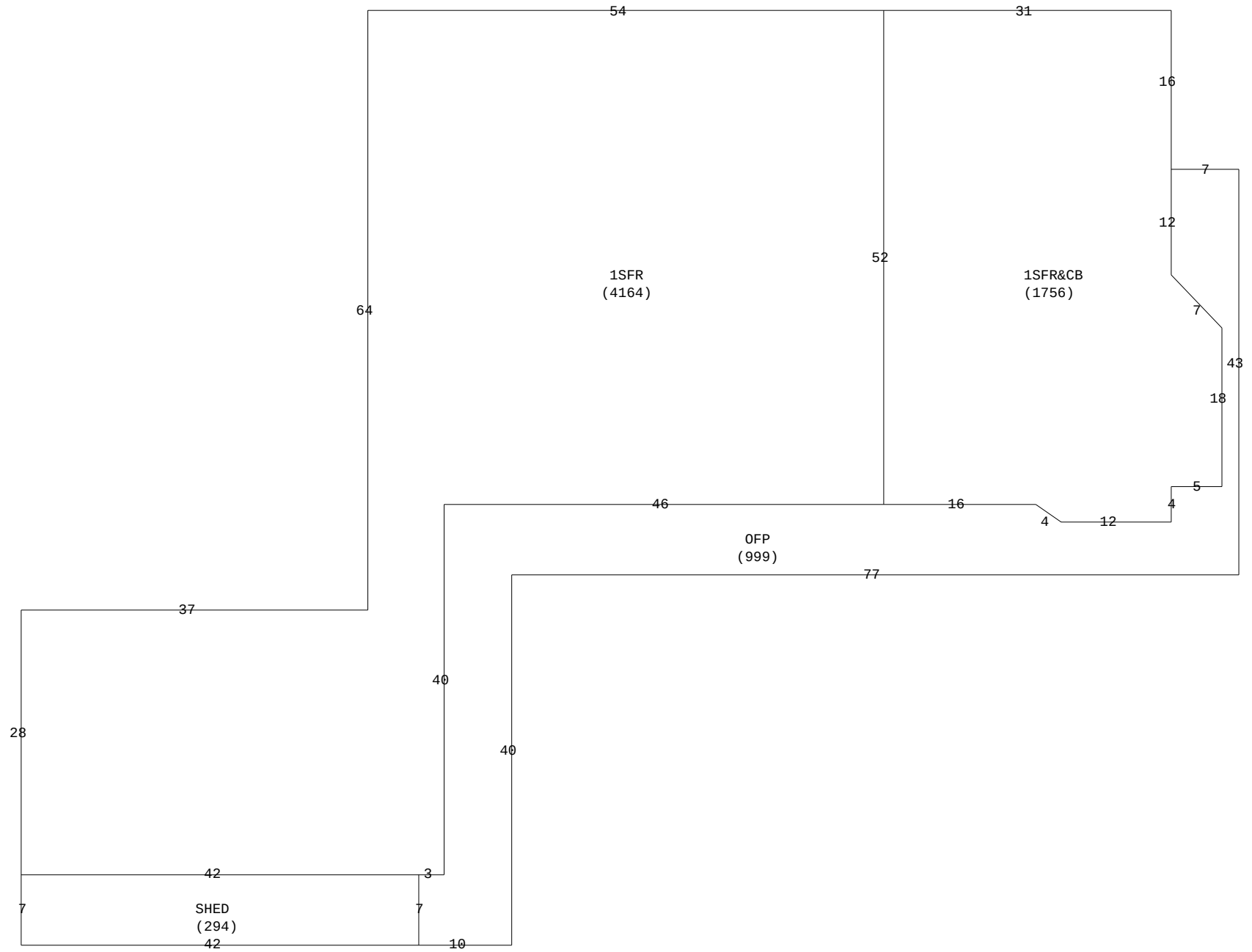
Computed cost value @ 70%

238,497

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame			294	30.00	1976	C	8,820	50	4,400
Utility Shed									
PA1 Asphalt Paving			6,000	2.30	1976	C	13,800	50	6,900
Value at 70%			7,910				Value at 100%		11,300

Scale: 1" = 14.93 feet



SALE 4/11/13 INCLUDES 60 & 62 HARRIS ROAD \$943,970 V 659 P 25