

Property at 00043 HERITAGE DRIVE

Prop ID 2660043

Printed 06-Feb-2024 1:24 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FARMINGTON WOODS DISTRICT
Second name:
Address: P O BOX 279
City/state: UNIONVILLE CT Zip: 06085

Location Information

Map: 053 Clerk map:
Lot: 2660043 Neigh.: FW Zone: Vol: 165 Page: 116

Assessments

Assmt category	Qty	Amount
Commerc Land	2.00	350,000
Commerc Building	1.00	324,940
Vacant Commerc	85.00	446,250
Commerc Outbldg	2.00	624,330

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Dec-1985
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 2,493,600

Summary

Total assessments	1,745,520
Total exemptions	
Net assessment	1,745,520

Utilities

Water	Connecticut
Sewer	Public sewer
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	2.000	250,000	500,000		250,000	175,000
Comm Primary		87,120					
RES	52	85.000	7,500	637,500		637,500	446,250
Residual		3,702,600					

87.000 acres

Total land value

887,500

621,250

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	31	Restaurant	Basement	86 Support Area	100.00
Exterior Walls	01	Wood Frame			
Roof Material	05	Tar and Gravel	1st Floor	31 Restaurant	100.00
Roof Type	05	Flat			
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	40	B			
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: 1971	Eff Year Built:
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Commercial Valuation Summary

Main Area: 10,694 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	86	Support Area	100.00	10,694	29.91	319,860
1st Floor	31	Restaurant	100.00	10,694	107.89	1,153,780
2nd Floor						
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value

Sub-Total

1,473,640

Grade	B	Factor	1.2600	1,856,790
CDU		C&D Factor	1.00	1,856,790
Depreciation		75 %		464,198

Computed cost value @ 70%

324,939

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
GC1 Golf Holes			14			C	1,750,0	50	875,000
PA1 Asphalt Paving			20,000	1.69		C	33,800	50	16,900

Value at 70%	624,330	Value at 100%	891,900
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