

Property at 00020 INDUSTRIAL DRIVE

Prop ID 2870020

Printed 06-Feb-2024 3:01 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: WHEELER TIMOTHY F & HAROLD F JR  
Second name:  
Address: 407 CHERRY BROOK RD  
City/state: CANTON CT Zip: 06019

## Location Information

Map: 014 Clerk map:  
Lot: 2870020 Neigh.: Zone: I Vol: 722 Page: 522

## Assessments

| Assmt category   | Qty  | Amount  |
|------------------|------|---------|
| Indust Land      | 2.23 | 124,880 |
| Indust Improvmts | 1.00 | 5,920   |
| Indust Building  | 1.00 | 166,420 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date:  
Sale price:  
Sale valid:

## Values

Mkt value :  
Cost value: 424,600

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 297,220 |
| Total exemptions  |         |
| Net assessment    | 297,220 |

## Utilities

|       |        |
|-------|--------|
| Water | Well   |
| Sewer | Septic |
| Gas   | None   |

## Sales ratios

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

## Land Information

| Type         | Use    | Acres/SqFt | Rate   | Total   | Infl Fact | Value  | 70% Value |
|--------------|--------|------------|--------|---------|-----------|--------|-----------|
| CPRI         | 31     | 2.230      | 80,000 | 178,400 |           | 80,000 | 56,000    |
| Comm Primary | 97,139 |            |        |         |           |        |           |

|             |                  |        |        |
|-------------|------------------|--------|--------|
| 2.230 acres | Total land value | 80,000 | 56,000 |
|-------------|------------------|--------|--------|

## Commercial Valuation Summary

Main Area: 7,280 Construction Type: Wood Frame

| Subject   | Code | Description  | Perc   | AdjSF | AdjRate | Net Value |
|-----------|------|--------------|--------|-------|---------|-----------|
| Basement  |      |              |        |       |         |           |
| 1st Floor | 47   | Auto Service | 100.00 | 7,280 | 70.99   | 516,810   |
| 2nd Floor |      |              |        |       |         |           |
| 3rd Floor |      |              |        |       |         |           |
| 4th Floor |      |              |        |       |         |           |

| Other Features | Size | Rate | Qty | Rate | Value |
|----------------|------|------|-----|------|-------|
|----------------|------|------|-----|------|-------|

|           |         |
|-----------|---------|
| Sub-Total | 516,810 |
|-----------|---------|

|              |    |                 |         |
|--------------|----|-----------------|---------|
| Grade        | C- | Factor .9200    | 475,470 |
| CDU          |    | C&D Factor 1.00 | 475,470 |
| Depreciation |    | 50 %            | 237,735 |

|                           |         |
|---------------------------|---------|
| Computed cost value @ 70% | 166,415 |
|---------------------------|---------|

## Commercial Building Information

| Subject        | Code | Description      | Use            | Description     | Perc   |
|----------------|------|------------------|----------------|-----------------|--------|
| Primary Use    | 47   | Auto Service     | Basement       |                 |        |
| Exterior Walls | 10   | Metal            |                |                 |        |
| Roof Material  | 05   | Tar and Gravel   | 1st Floor      | 47 Auto Service | 100.00 |
| Roof Type      | 05   | Flat             |                |                 |        |
| Foundation     | 05   | Slab             | 2nd Floor      |                 |        |
| Interior Walls | 05   | Painted Conc Blo |                |                 |        |
| Floors         | 01   | Concrete         | 3rd Floor      |                 |        |
| Heating System | 02   | Forced Hot Air   |                |                 |        |
| Fuel Type      | 02   | Natural Gas      | 4th Floor      |                 |        |
| Construct Type | 01   | Wood Frame       |                |                 |        |
| Grade          | 27   | C-               | Other Features | Size            | Qty    |
| Garage         |      |                  |                |                 |        |
| Basement       |      |                  |                |                 |        |
| Bsmt Finish    |      |                  |                |                 |        |
| Air Cond       |      |                  |                |                 |        |
| Interior Cond  | 05   | Good             |                |                 |        |
| External Cond  | 05   | Good             |                |                 |        |
| CDU            | 05   | Good             |                |                 |        |

|                  |                 |
|------------------|-----------------|
| Year Built: 1966 | Eff Year Built: |
|------------------|-----------------|

## Outbuilding Information

| Description        | Wid | Len | Area   | Rate | Year | Cnd | RCN    | Depr | Value |
|--------------------|-----|-----|--------|------|------|-----|--------|------|-------|
| PA1 Asphalt Paving |     |     | 10,000 | 1.69 |      | C   | 16,900 | 50   | 8,450 |

|              |       |               |       |
|--------------|-------|---------------|-------|
| Value at 70% | 5,915 | Value at 100% | 8,450 |
|--------------|-------|---------------|-------|

