

Property at 00002 SIMSBURY ROAD

Prop ID 3970002

Printed 07-Feb-2024 1:59 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: JK & Y LLC
Second name:
Address: 15 BIRMINGHAM CIRCLE
City/state: UNIONVILLE CT Zip: 06085

Location Information

Map: 008 Clerk map:
Lot: 3970002 Neigh.: Zone: Vol: 720 Page: 840

Assessments

Assmt category	Qty	Amount
Commerc Land	.27	75,600
Commerc Building	1.00	317,770

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Jul-2018
Sale price: 600,000
Sale valid:

Values

Mkt value :
Cost value: 561,957

Summary

Total assessments	393,370
Total exemptions	
Net assessment	393,370

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9366
Mkt/sale :
Assmt/sale: .6556

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.270	125,000	33,750			125,000	87,500
Comm Primary		11,761						

.270 acres Total land value 125,000 87,500

Commercial Valuation Summary

Main Area: 1,610 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	86	Support Area	60.00	966	29.91	28,890
	53	Office Building	40.00	644	97.84	63,010
1st Floor	52	Medical Office	100.00	1,610	151.77	244,350
2nd Floor	53	Office Building	100.00	1,610	104.36	168,020
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
EL1 Elevator-Pass			1	50,000	50,000

Sub-Total 554,270

Grade	B	Factor	1.2600	698,380
CDU		C&D Factor	1.00	698,380
Depreciation		35 %		453,947

Computed cost value @ 70% 317,763

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	86 Support Area	60.00
Exterior Walls	01	Wood Frame		53 Office Building	40.00
Roof Material	01	Asphalt Shingles	1st Floor	52 Medical Office	100.00
Roof Type	02	Hip			
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	100.00
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	Other Features	Size	Qty
Garage	99	None	EL1 Elevator-Pass		1
Basement	01	Full			
Bsmt Finish	02	Partial			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 1989 Eff Year Built:

46

35

35

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B
(1610)

46