

Property at 00100 SIMSBURY ROAD

Prop ID 3970100

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Administrative Information

Owner name: BRIGHENTI SILVIO FAMILY
Second name: WELLNESS CTR C/O SENTRY COMM
Address: 160 TRUMBULL ST 4TH FL
City/state: HARTFORD CT Zip: 06103

Location Information

Map: 008 Clerk map:
Lot: 3970100 Neigh.: Zone: Vol: 379 Page: 246

Assessments

Assmt category	Qty	Amount
Commerc Land	7.00	1,225,000
Commerc Building	1.00	5,838,390
Commerc Outbldg	4.00	94,660

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Nov-1999
Sale price: 845,000
Sale valid: N

Values

Mkt value :
Cost value: 10,238,757

Summary

Total assessments	7,167,130
Total exemptions	
Net assessment	7,167,130

Utilities

	Connecticut
Water	
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 12.1169
Mkt/sale :
Assmt/sale: 8.4818

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	7.000	125,000	875,000			125,000	87,500
Comm Primary		304,920						
RES	52	1.730	7,500	12,975			12,975	9,083
Residual		75,359						

8.730 acres Total land value 137,975 96,583

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	52	Medical Office	Basement	86 Support Area	32.00
Exterior Walls	03	BR/FR			
Roof Material	05	Tar and Gravel	1st Floor	52 Medical Office	16.00
Roof Type	05	Flat		34 Retail	84.00
Foundation	01	Poured Concrete	2nd Floor	52 Medical Office	86.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	02	Fire Resistant			
Grade	43	B+	Other Features	Size	Qty
Garage			SS1 Wet Sprinkler	76,812	
Basement	02	Partial	EL1 Elevator-Pass		1
Bsmt Finish	03	Full Finished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU			Year Built: 2000	Eff Year Built:	

Commercial Valuation Summary

Main Area: 34,540 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	86	Support Area	32.00	11,053	33.23	367,290
1st Floor	52	Medical Office	16.00	5,526	168.63	931,850
	34	Retail	84.00	29,014	93.75	2,720,060
2nd Floor	52	Medical Office	86.00	29,704	134.90	4,007,070

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
SS1 Wet Sprinkler	76,812	2.10			161,310
EL1 Elevator-Pass			1	50,000	50,000

Sub-Total 8,237,580

Grade	B+	Factor	1.3500	11,120,730
CDU		C&D Factor	1.00	11,120,730
Depreciation		25 %		8,340,548

Computed cost value @ 70% 5,838,384

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	26	75	1,950	64.35	2000	C	125,483	50	62,740
RP5 Pool w/ Gunite	12	36	432	81.90	2000	C	35,381	50	17,690
RP5 Pool w/ Gunite	10	10	100	81.90	2000	C	8,190	50	4,100
PA1 Asphalt Paving			60,000	1.69		C	101,400	50	50,700
Value at 70%			94,661				Value at 100%		135,230

