

Property at 00117 SIMSBURY ROAD

Prop ID 3970117

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Administrative Information

Owner name: BROOKSIDE PROPCO LLC
Second name: C/O LCB SENIOR LIVING
Address: 315 PARK ST. SUITE 205
City/state: NORWOOD MA Zip: 02062

Location Information

Map: 002 Clerk map: 13 033
Lot: 3970117 Neigh.: Zone: CP-A Vol: 723 Page: 496

Assessments

Assmt category	Qty	Amount
Commerc Land	4.02	1,125,600
Commerc Building	1.00	7,276,325

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 02-Oct-2018
Sale price: 17,217,319
Sale valid:

Values

Mkt value :
Cost value: 12,002,750

Summary

Total assessments	8,401,925
Total exemptions	
Net assessment	8,401,925

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .6971
Mkt/sale :
Assmt/sale: .4880

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	4.020	125,000	502,500		125,000	87,500
Comm Primary	175,111						

4.020 acres Total land value 125,000 87,500

Commercial Valuation Summary

Main Area: 21,408 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	21	Motel	100.00	21,408	116.44	2,492,750
2nd Floor	21	Motel	100.00	21,408	93.15	1,994,160
3rd Floor	21	Motel	100.00	21,408	93.15	1,994,160
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
1SA	1 Story Addtn	712	50.00			35,600
OP1	Open Porch	1,325	43.00			56,980
OP1	Open Porch	759	43.00			32,640
EL1	Elevator-Pass			2	50,000	100,000
Sub-Total						6,706,290
Grade	A	Factor	1.5500			10,394,750
CDU		C&D Factor	1.00			10,394,750
Depreciation			%			10,394,750
			Computed cost value @ 70%			7,276,325

Commercial Building Information

Subject	Code	Description	Use		Description	Percentage
Primary Use	21	Motel	Basement			
Exterior Walls	01	Wood Frame				
Roof Material	01	Asphalt Shingles	1st Floor	21 Motel		100.00
Roof Type	01	Gable				
Foundation	01	Poured Concrete	2nd Floor	21 Motel		100.00
Interior Walls	02	Drywall				
Floors	02	Carpeting	3rd Floor	21 Motel		100.00
Heating System	02	Forced Hot Air				
Fuel Type	02	Natural Gas	4th Floor			
Construct Type	02	Fire Resistant				
Grade	50	A	Other Features		Size	Qty
Garage	99	None	1SA	1 Story Addtn	712	
Basement	99	None	OP1	Open Porch	1,325	
Bsmt Finish			OP1	Open Porch	759	
Air Cond	01	Central Air	EL1	Elevator-Pass		2
Interior Cond	05	Good				
External Cond	05	Good				
CDU			Year Built: 2015		Eff Year Built:	

