

Property at 00139 SIMSBURY ROAD

Prop ID 3970139

Printed 07-Feb-2024 2:05 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DH ONE HUNDRED THIRTY NINE
Second name: SIMSBURY ROAD LLC
Address: 38 SECURITY DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
Lot: 3970139 Neigh.: Zone: OP Vol: 690 Page: 1251

Assessments

Assmt category	Qty	Amount
Commerc Land	1.00	175,000
Commerc Building	1.00	300,293
Resident Excess	.20	1,400

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Oct-2015
Sale price: 635,000
Sale valid: 03

Values

Mkt value :
Cost value: 680,990

Summary

Total assessments	476,693
Total exemptions	
Net assessment	476,693

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0724
Mkt/sale :
Assmt/sale: .7507

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	1.000	125,000	125,000			125,000	87,500
Comm Primary		43,560						
RES	12	.200	7,500	1,500			2,000	1,400
Residual		8,712						

1.200 acres Total land value 127,000 88,900

Commercial Valuation Summary

Main Area: 3,864 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	53	Office Building	65.00	2,512	97.84	245,770
	84	Storage	35.00	1,352	29.91	40,440
1st Floor	53	Office Building	73.00	2,821	130.45	368,000

2nd Floor

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
EE1 Enclosed Entry	160	68.00			10,880
CP7 Canopy-Good	70	22.25			1,560

Sub-Total 666,650

Grade	B-	Factor	1.1700	779,980
CDU		C&D Factor	1.00	779,980
Depreciation			45 %	428,989

Computed cost value @ 70% 300,292

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	53 Office Building	65.00
Exterior Walls	01	Wood Frame		84 Storage	35.00
Roof Material	01	Asphalt Shingles	1st Floor	53 Office Building	73.00
Roof Type	02	Hip			
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	37	B-			
Garage					
Basement	04	Slab			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 2000 Eff Year Built:

