

Property at 00147 SIMSBURY ROAD

Prop ID 3970147

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

Administrative Information

Owner name: SOVEREIGN PROPERTY ASSOCIATE LLC
Second name:
Address: 113 SCHOOL STREET
City/state: DANIELSON CT Zip: 06239

Location Information

Map: 002 Clerk map:
Lot: 3970147 Neigh.: Zone: R40 Vol: 732 Page: 884

Assessments

Assmt category	Qty	Amount
Commerc Land	1.00	87,500
Commerc Building	1.00	583,440

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Sep-2019
Sale price: 870,000
Sale valid:

Values

Vacant Commerc	2.15	11,270	

Summary

Total assessments	682,210
Total exemptions	
Net assessment	682,210

Utilities

Water	None
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1202
Mkt/sale :
Assmt/sale: .7841

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	52	2.147	7,500	16,103			16,103	11,272
Residual		93,523						

3.147 acres Total land value 141,103 98,772

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	53 Office Building	30.00
Exterior Walls	03	BR/FR			
Roof Material	01	Asphalt Shingles	1st Floor	53 Office Building	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	81.50
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	30	C			
Garage					
Basement	02	Partial			
Bsmt Finish	02	Partial			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 1979 Eff Year Built:

Commercial Valuation Summary

Main Area: 6,808 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	53	Office Building	30.00	2,042	97.84	199,790
1st Floor	53	Office Building	100.00	6,808	130.45	888,100
2nd Floor	53	Office Building	81.50	5,549	104.36	579,090
3rd Floor						
4th Floor						

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

Sub-Total 1,666,980

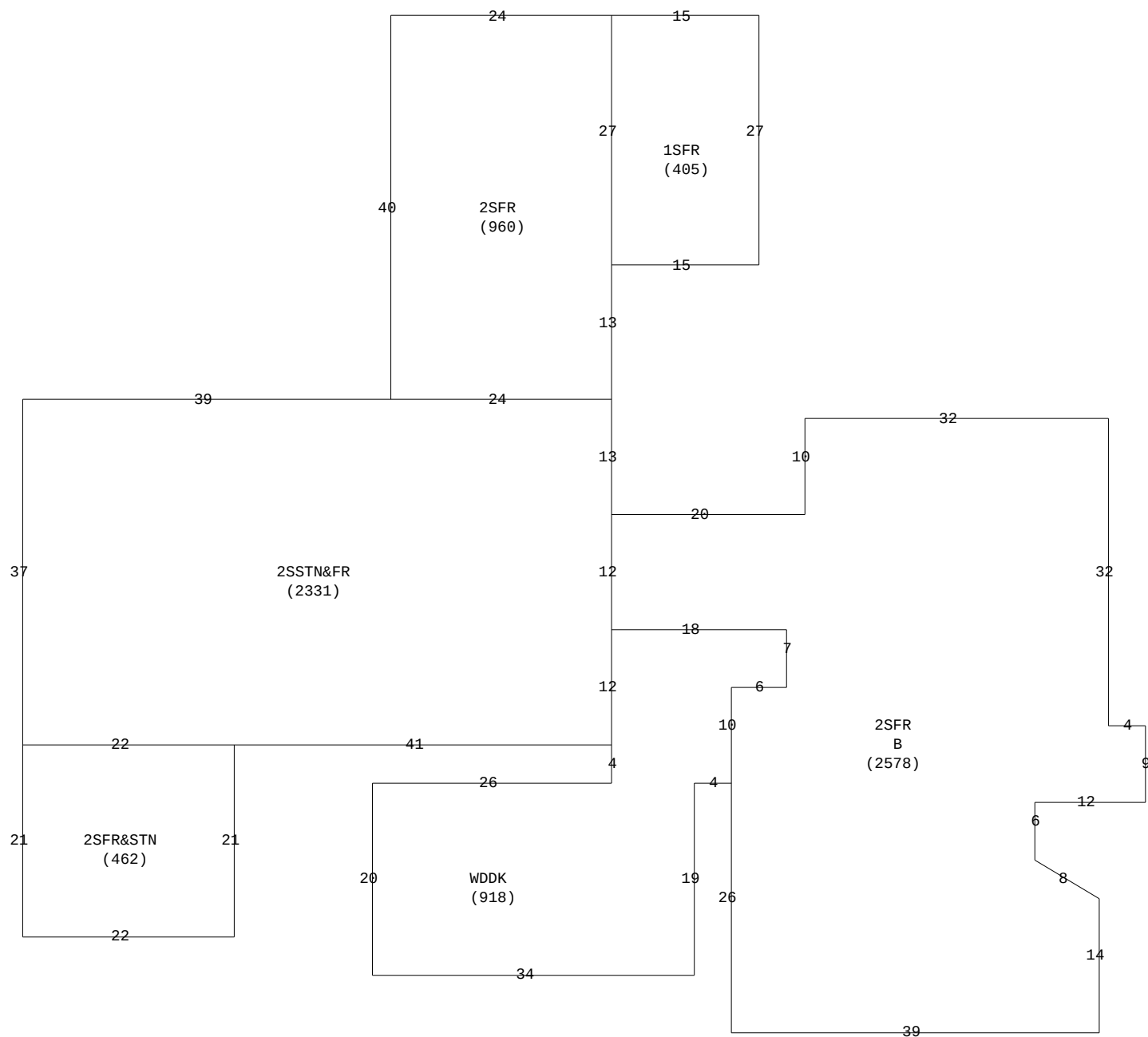
Grade	C	Factor	1.0000	1,666,980
CDU		C&D Factor	1.00	1,666,980
Depreciation		50 %		833,490

Computed cost value @ 70% 583,443

Property at 00147 SIMSBURY ROAD

Prop ID 3970147 Card 01

Scale: 1" = 16.29 feet



145 SIMSBURY RD (PARCEL #3970145) SPLIT FROM THIS PARCEL 10-1-18