

Property at 00111 SIMSBURY ROAD

1AB

Prop ID 3971111

Printed 07-Feb-2024 2:06 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FJS RE TRUST LLC
Second name:
Address: 127 PROSPECT AVE
City/state: HARTFORD CT Zip: 06106

Location Information

Map: 036 Clerk map:
Lot: 3971111 Neigh.: Zone: Vol: 732 Page: 824

Assessments

Assmt category	Qty	Amount
Commerc Condo	1.00	148,610

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Mar-2018
Sale price: 245,000
Sale valid:

Values

Mkt value :
Cost value: 212,300

Summary

Total assessments	148,610
Total exemptions	
Net assessment	148,610

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .8665
Mkt/sale :
Assmt/sale: .6066

Land Information

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

acres	Total land value	125,000	87,500
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Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	55	Office Condo	Basement		
Exterior Walls	01	Wood Frame			
Roof Material	05	Tar and Gravel	1st Floor	55 Office Condo	100.00
Roof Type	05	Flat			
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			Other Features	Size	Qty
Garage					
Basement					
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			
			Year Built: 1988	Eff Year Built:	

Commercial Valuation Summary

Main Area: 2,123 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	55	Office Condo	100.00	2,123	100.00	212,300
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total						212,300
Grade		Factor 1.0000				212,300
CDU		C&D Factor 1.00				212,300
Depreciation		%				212,300
Computed cost value @ 70%						148,610

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Prop ID 3971111 Card 01

No sketch for this property

UNIT #1D SOLD 3-3-11 \$110,000 VOL 621 PG 590 T/C MAP 11-08
UNIT #1C SOLD 8-9-12 \$155,000 VOL 645 PG 1186 T/C MAP 11-08