

Property at 00165 THOMPSON ROAD

Prop ID 4320165

Printed 07-Feb-2024 4:35 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ZAJACZKOWSKA ZYTA ETAL  
Second name:  
Address: 19 RESERVOIR ROAD  
City/state: FARMINGTON CT Zip: 06032

Location Information

Map: 030 Clerk map:  
Lot: 4320165 Neigh.: Zone: I Vol: 789 Page: 812

Assessments

| Assmt category  | Qty  | Amount  |
|-----------------|------|---------|
| Indust Land     | 2.00 | 140,000 |
| Indust Building | 1.00 | 183,100 |

Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|--------|-----|--------|

Last sale

Sale date: 22-Nov-2023  
Sale price: 789,900  
Sale valid:

Values

|               |      |        |             |         |
|---------------|------|--------|-------------|---------|
| Vacant Indust | 3.01 | 15,800 | Mkt value : |         |
|               |      |        | Cost value: | 484,143 |

Summary

|                   |         |
|-------------------|---------|
| Total assessments | 338,900 |
| Total exemptions  |         |
| Net assessment    | 338,900 |

Utilities

|       |        |
|-------|--------|
| Water | Well   |
| Sewer | Septic |
| Gas   | None   |

Sales ratios

Cost/sale : .6129  
Mkt/sale :  
Assmt/sale: .4290

Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|-----------|---------|-----------|
| CPRI         | 31  | 2.000      | 100,000 | 200,000 |           | 200,000 | 140,000   |
| Comm Primary |     | 87,120     |         |         |           |         |           |
| RES          | 53  | 3.010      | 7,500   | 22,575  |           | 22,575  | 15,803    |
| Residual     |     | 131,116    |         |         |           |         |           |

5.010 acres Total land value 222,575 155,803

Commercial Valuation Summary

Main Area: 10,760 Construction Type: Light Steel

| Subject   | Code | Description      | Perc  | AdjSF  | AdjRate | Net Value |
|-----------|------|------------------|-------|--------|---------|-----------|
| Basement  |      |                  |       |        |         |           |
| 1st Floor | 82   | M/U and Indust 0 | 5.00  | 538    | 118.52  | 63,760    |
|           | 45   | Warehouse        | 95.00 | 10,222 | 49.39   | 504,860   |
| 2nd Floor |      |                  |       |        |         |           |
| 3rd Floor |      |                  |       |        |         |           |
| 4th Floor |      |                  |       |        |         |           |

Other Features

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

Sub-Total 568,620

|              |    |                 |         |
|--------------|----|-----------------|---------|
| Grade        | C- | Factor .9200    | 523,130 |
| CDU          |    | C&D Factor 1.00 | 523,130 |
| Depreciation |    | 50 %            | 261,565 |

Computed cost value @ 70% 183,096

Commercial Building Information

| Subject        | Code | Description      | Use            | Description         | Perc  |
|----------------|------|------------------|----------------|---------------------|-------|
| Primary Use    | 45   | Warehouse        | Basement       |                     |       |
| Exterior Walls | 08   | Precast Concrete |                |                     |       |
| Roof Material  | 05   | Tar and Gravel   | 1st Floor      | 82 M/U and Indust 0 | 5.00  |
| Roof Type      | 05   | Flat             |                | 45 Warehouse        | 95.00 |
| Foundation     | 01   | Poured Concrete  | 2nd Floor      |                     |       |
| Interior Walls | 05   | Painted Conc Blo | 3rd Floor      |                     |       |
| Floors         | 01   | Concrete         | 4th Floor      |                     |       |
| Heating System | 02   | Forced Hot Air   |                |                     |       |
| Fuel Type      | 01   | Oil              |                |                     |       |
| Construct Type | 04   | Light Steel      |                |                     |       |
| Grade          | 27   | C-               | Other Features | Size                | Qty   |
| Garage         |      |                  |                |                     |       |
| Basement       | 04   | Slab             |                |                     |       |
| Bsmt Finish    |      |                  |                |                     |       |
| Air Cond       |      |                  |                |                     |       |
| Interior Cond  | 05   | Good             |                |                     |       |
| External Cond  | 05   | Good             |                |                     |       |
| CDU            | 05   | Good             |                |                     |       |

Year Built: 1963 Eff Year Built:

