

Property at 00050 TOWER LANE

Prop ID 4370050

Printed 07-Feb-2024 4:54 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FIFTY TOWER LLC
Second name:
Address: 41 CROSSROADS PLAZA STE 164
City/state: WEST HARTFORD CT Zip: 06117

Location Information

Map: 007 Clerk map: 04 071
Lot: 4370050 Neigh.: Zone: IP Vol: 715 Page: 121

Assessments

Assmt category	Qty	Amount
Commerc Land	7.00	490,000
Commerc Building	1.00	2,311,180

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Nov-2017
Sale price: 1,800,000
Sale valid:

Values

Commerc Outbldg	1.00	17,750
Vacant Commerc	6.55	36,700

Mkt value :
Cost value: 4,079,471

Summary

Total assessments	2,855,630
Total exemptions	
Net assessment	2,855,630

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 2.2664
Mkt/sale :
Assmt/sale: 1.5865

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	7.000	100,000	700,000		700,000	490,000
Comm Primary		304,920					
RES	52	6.553	7,500	49,148		52,424	36,697
Residual		285,449					

13.553 acres

Total land value

752,424

526,697

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	82	M/U and Indust 0	Basement		
Exterior Walls	02	BR/CB			
Roof Material	05	Tar and Gravel	1st Floor	82 M/U and Indust 0	11.00
Roof Type	05	Flat		44 Light Manufact	89.00
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	08	Unit Heater/AC			
Fuel Type	03	Electric	4th Floor		
Construct Type	02	Fire Resistant			
Grade	30	C	Other Features	Size	Qty
Garage	99	None	CP6 Canopy-Average	756	
Basement	04	Slab	CP6 Canopy-Average	1,288	
Bsmt Finish			EE1 Enclosed Entry	64	
Air Cond	01	Central Air			
Interior Cond	04	Average			
External Cond	04	Average			
CDU	04	Average			
Year Built: 1970			Eff Year Built: 1992		

Commercial Valuation Summary

Main Area: 75,478 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	82	M/U and Indust 0	11.00	8,303	131.69	1,093,420
	44	Light Manufact	89.00	67,175	58.81	3,950,560
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
CP6 Canopy-Average		756	15.25			11,530
CP6 Canopy-Average		1,288	15.25			19,640
EE1 Enclosed Entry		64	68.00			4,350

Sub-Total

5,079,500

Grade C

Factor 1.0000

5,079,500

CDU

C&D Factor 1.00

5,079,500

Depreciation

35 %

3,301,675

Computed cost value @ 70%

2,311,173

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			60,000	1.69	1992	C	101,400	75	25,350
Value at 70%			17,745				Value at 100%		25,350

