

Property at 00059 WATERVILLE ROAD

Prop ID 4500059

Printed 07-Feb-2024 5:22 PM Design and Layout (C) Right/Angles

DBAX

Administrative Information	
Owner name:	CAPITOL REGION EDUCATION
Second name:	COUNCIL
Address:	111 CHARTER OAK AVENUE
City/state:	HARTFORD CT
Zip:	06106

Location Information			
Map: 014	Clerk map:		
Lot: 4500059	Neigh.:	Zone: RU2A	Vol: 639 Page: 537
Assessments		Exemptions	
Assmt category	Qty Amount	Exempt Cat	Amount
Commerc Land	2.00 280,000		
Commerc Building	1.00 8,046,040		
Vacant Commerc	8.00 448,000		
Summary		Utilities	
Total assessments	8,774,040	Water Well	
Total exemptions		Sewer Public sewer	
Net assessment	8,774,040	Gas CNG	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	2.000	200,000	400,000		400,000	280,000
Comm Primary		87,120					
CPRI	52	8.000	80,000	640,000		640,000	448,000
Comm Primary		348,480					
10.000 acres		Total land value		1,040,000		728,000	

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	93	School	Basement		
Exterior Walls	02	BR/CB			
Roof Material	05	Tar and Gravel	1st Floor	93 School	100.00
Roof Type	05	Flat			
Foundation	01	Poured Concrete	2nd Floor	93 School	65.00
Interior Walls	05	Painted Conc Blo			
Floors	02	Carpeting	3rd Floor		
Heating System	08	Unit Heater/AC			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	02	Fire Resistant			
Grade	50	A	Other Features	Size	Qty
Garage					
Basement					
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU			Year Built: 2012	Eff Year Built:	

Commercial Valuation Summary

Main Area:		46,536	Construction Type: Fire Resistant			
Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	93	School	100.00	46,536	162.50	7,562,100
2nd Floor	93	School	65.00	30,248	130.00	3,932,240
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total						11,494,340
Grade	A	Factor	1.5500			17,816,230
CDU		C&D Factor	1.00			17,816,230
Depreciation		%				17,816,230
Computed cost value @ 70%						12,471,361

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

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No sketch for this property