

Property at 00037 WEST MAIN STREET

Prop ID 4540037

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Administrative Information

Owner name: DICLEMANTE LORENZO
Second name:
Address: 11 CUSTER STREET
City/state: WEST HARTFORD CT Zip: 06110

Location Information

Map: 008 Clerk map:
Lot: 4540037 Neigh.: Zone: CS Vol: 326 Page: 329

Assessments

Assmt category	Qty	Amount
Commerc Land	.49	102,900
Commerc Building	1.00	178,790

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Jul-1995
Sale price: 145,000
Sale valid:

Values

Mkt value :
Cost value: 402,414

Summary

Total assessments	281,690
Total exemptions	
Net assessment	281,690

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 2.7753
Mkt/sale :
Assmt/sale: 1.9427

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.490	600,000	294,000	SS	.25	450,000	315,000
Comm Primary	21,344				Shape & Size			

.490 acres Total land value 450,000 315,000

Commercial Valuation Summary

Main Area: 1,648 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	91	Unfin Basement	75.00	1,236	29.91	36,970
1st Floor	53	Office Building	100.00	1,648	130.45	214,980
2nd Floor	53	Office Building	82.00	1,351	104.36	140,990
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value

Sub-Total 392,940

Grade	C	Factor	1.0000	392,940
CDU		C&D Factor	1.00	392,940
Depreciation		35 %		255,411

Computed cost value @ 70% 178,788

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	91 Unfin Basement	75.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	53 Office Building	100.00
Roof Type	01	Gable			
Foundation	03	Field Stone	2nd Floor	53 Office Building	82.00
Interior Walls	02	Drywall			
Floors	01	Concrete	3rd Floor		
Heating System	01	Hot Water			
Fuel Type	01	Oil	4th Floor		
Construct Type	01	Wood Frame			
Grade	30	C	Other Features		
Garage					
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	03	Fair			
External Cond	03	Fair			
CDU	03	Fair	Year Built: 1800 Eff Year Built:		

