

Property at 00049 WEST MAIN STREET

Prop ID 4540049

Printed 04-Apr-2025 2:13 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TWO RAMS MANAGEMENT LLC
Second name:
Address: 61 FERNCLIFF RD
City/state: WEST HARTFORD CT Zip: 06117

Location Information

Map: 008 Clerk map: 81 051
Lot: 4540049 Neigh.: Zone: Vol: 801 Page: 1028

Assessments

Assmt category	Qty	Amount
Commerc Condo	1.00	370,440

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Mar-2025
Sale price: 925,000
Sale valid:

Values

Mkt value :
Cost value: 529,200

Summary

Total assessments	370,440
Total exemptions	
Net assessment	370,440

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .5721
Mkt/sale :
Assmt/sale: .4005

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21		600,000				600,000	420,000
Comm Primary								

acres Total land value 600,000 420,000

Commercial Valuation Summary

Main Area: 5,292 Construction Type: Wood Frame

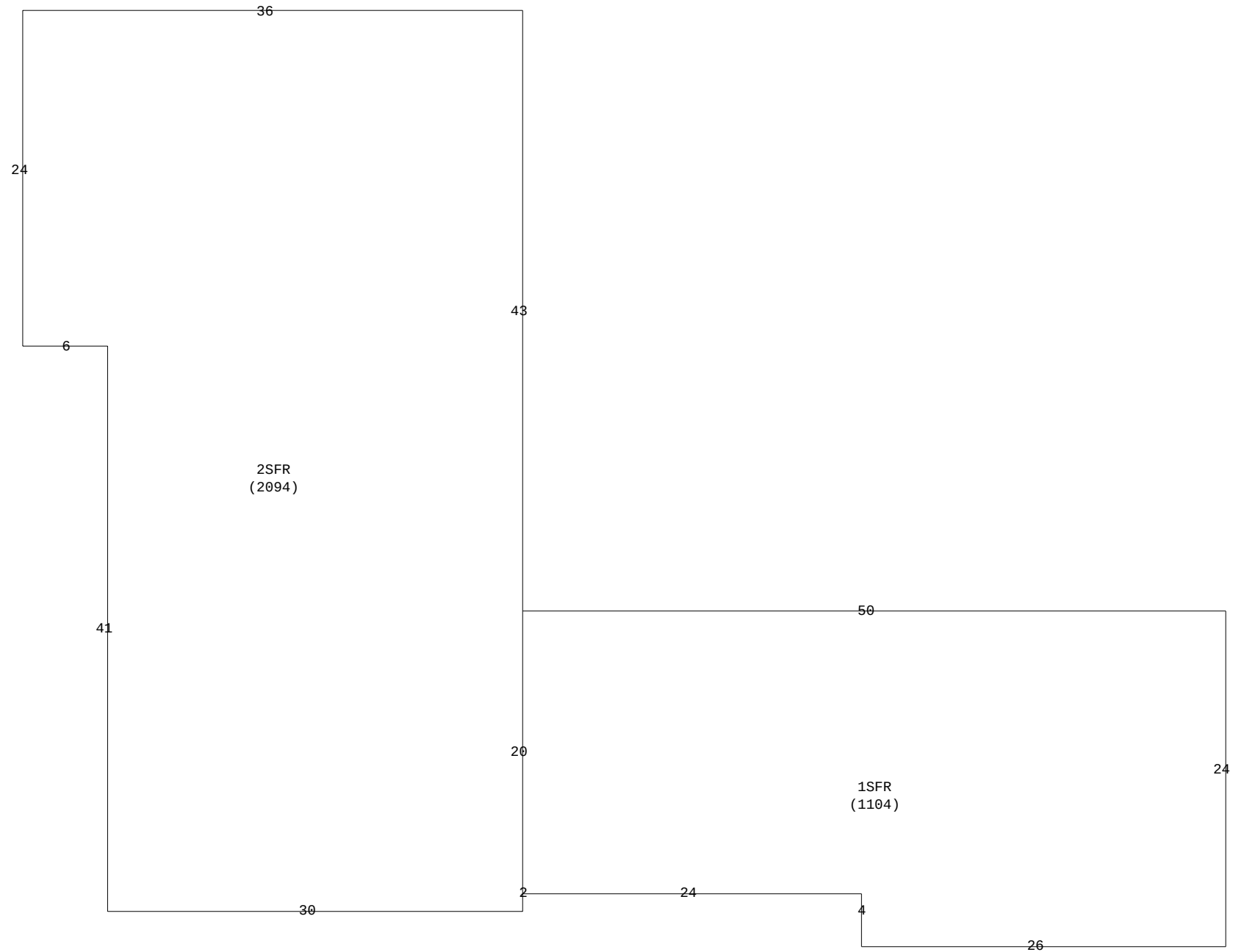
Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	55	Office Condo	100.00	5,292	100.00	529,200
2nd Floor						
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
Sub-Total					529,200
Grade		Factor 1.0000			529,200
CDU		C&D Factor 1.00			529,200
Depreciation		%			529,200
Computed cost value @ 70%					370,440

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	55	Office Condo	Basement		
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	55 Office Condo	100.00
Roof Type	01	Gable			
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: 1983 Eff Year Built:					

Scale: 1" = 10.11 feet



SALE PRICE OF \$1,165,000 INCLUDES 43 WEST MAIN ST