

Property at 00156 WEST MAIN STREET

Prop ID 4540156

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Administrative Information

Owner name: UDOLF ENTERPRISES LLC
Second name: C/O UDOLF PROPERTIES
Address: 8 ELLSWORTH RD FL 4
City/state: WEST HARTFORD CT Zip: 06107 2313

Location Information

Map: 007 Clerk map:
Lot: 4540156 Neigh.: Zone: Vol: 307 Page: 383

Assessments

Assmt category	Qty	Amount
Commerc Apt Land	12.50	875,000
Commerc Outbldg	3.00	112,560
Commerc Apartmt	1.00	2,798,380

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 05-Jun-1995
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 5,408,486

Summary

Total assessments	3,785,940
Total exemptions	
Net assessment	3,785,940

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	26	12.500	100,000	1,250,000		1,250,000	875,000
Comm Primary		544,500					

12.500 acres Total land value 1,250,000 875,000

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	11	Apartment	Basement	91 Unfin Basement	100.00
Exterior Walls	03	BR/FR			
Roof Material	01	Asphalt Shingles	1st Floor	11 Apartment	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	11 Apartment	100.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	05	Electric B/B			
Fuel Type	03	Electric	4th Floor		
Construct Type	01	Wood Frame			
Grade	30	C	Other Features	Size	Qty
Garage					
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond					
Interior Cond	04	Average			
External Cond	04	Average			
CDU	04	Average			
			Year Built: 1965	Eff Year Built:	

Commercial Valuation Summary

Main Area: 23,900 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	91	Unfin Basement	100.00	23,900	29.91	714,850
1st Floor	11	Apartment	100.00	23,900	85.50	2,043,450
2nd Floor	11	Apartment	100.00	23,900	68.40	1,634,760
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value

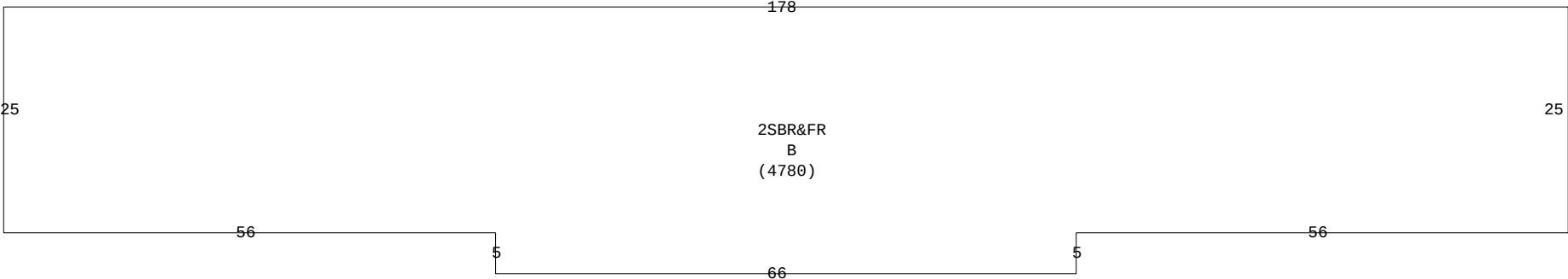
Sub-Total 4,393,060

Grade	C	Factor	1.0000	4,393,060
CDU		C&D Factor	1.30	5,710,978
Depreciation			30 %	3,997,685

Computed cost value @ 70% 2,798,380

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			75,000	2.30	1965	C	172,500	50	86,300
RP5 Pool w/ Gunite	25	50	1,250	110.5	1965	C	138,188	50	69,100
RS1 Frame Utility Shed	12	30	360	30.00	1965	C	10,800	50	5,400
Value at 70%			112,560				Value at 100%		160,800



COLONIAL MANOR APTS
5 BUILDINGS, 60 UNITS