

Property at 00160 WEST MAIN STREET

Prop ID 4540160

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Administrative Information

Owner name: UDOLF AVON 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: 4540160 Neigh.: Zone: OP Vol: 496 Page: 997

Assessments

Assmt category	Qty	Amount
Resident Land	.50	105,000
Resident Outbldg	2.00	16,030
Resident Excess	.14	740
Resident Dwelling	1.00	93,500

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Apr-2004
Sale price: 230,000
Sale valid:

Values

Mkt value :
Cost value: 307,529

Summary

Total assessments	215,270
Total exemptions	
Net assessment	215,270

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3371
Mkt/sale :
Assmt/sale: .9360

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.500	600,000	600,000		.75	150,000	105,000
Primary Site		21,780						
RES	12	.140	7,500	1,050			1,050	735
Residual		6,098						

.640 acres

Total land value

151,050

105,735

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1950	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	190,280
Basement	Full		621	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				
Other Features				

Sub-Total			190,280
Grade	C+	Factor 1.0800	205,502
CDU		C&D Factor 1.00	205,502
Depreciation		35 %	133,576
		Computed cost value @ 70%	93,503

Building additions

Category	Type	Area	Value
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Total additions

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	25	25	625	55.95		C	34,969	50	17,500
Block Detach Garage									
RS1 Frame	19	19	361	30.00		C	10,830	50	5,400
Utility Shed									

Value at 70% 16,030

Value at 100% 22,900

23

27

2SFR
B
(621)

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