

Property at 00166 WEST MAIN STREET

Prop ID 4540166

Printed 23-Apr-2026 2:39 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: G & F ASSOCIATES #1
Second name:
Address: 62 LASALLE ROAD
City/state: WEST HARTFORD CT Zip: 06107

Location Information

Map: 007 Clerk map:
Lot: 4540166 Neigh.: Zone: Vol: 813 Page: 1197

Assessments

Assmt category	Qty	Amount
Commerc Land	.70	98,000
Commerc Outbldg	1.00	5,920
Commerc Building	1.00	308,300

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Apr-2026
Sale price:
Sale valid: 14

Values

Mkt value :
Cost value: 588,886

Summary

Total assessments	412,220
Total exemptions	
Net assessment	412,220

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	21	.700	600,000	420,000	SS	.50	300,000	210,000
Comm Primary	30,492				Shape & Size			

.700 acres

Total land value

300,000

210,000

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	84 Storage	100.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	53 Office Building	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	60.00
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	30	C			
Garage					
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 1988	Eff Year Built:
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Commercial Valuation Summary

Main Area: 3,039 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	84	Storage	100.00	3,039	29.91	90,900
1st Floor	53	Office Building	100.00	3,039	130.45	396,440
2nd Floor	53	Office Building	60.00	1,823	104.36	190,250
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total	677,590
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Grade	C	Factor	1.0000	677,590
CDU		C&D Factor	1.00	677,590
Depreciation		35 %		440,434

Computed cost value @ 70%	308,304
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			10,000	1.69		C	16,900	50	8,450

Value at 70%	5,915	Value at 100%	8,450
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