

Property at 00176 WEST MAIN STREET

Prop ID 4540176

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Administrative Information

Owner name: DRJ PROPERTIES LLC
Second name: C/O GARY GOMBY
Address: 576 MOUNTAIN RD UNIT E
City/state: WEST HARTFORD CT Zip: 06117

Location Information

Map: 007 Clerk map:
Lot: 4540176 Neigh.: Zone: CR Vol: 354 Page: 238

Assessments

Assmt category	Qty	Amount
Commerc Land	.50	140,000
Commerc Building	1.00	358,160
Commerc Outbldg	1.00	8,880

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 06-Aug-1998
Sale price: 530,237
Sale valid:

Values

Mkt value :
Cost value: 724,343

Summary

Total assessments	507,040
Total exemptions	
Net assessment	507,040

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3661
Mkt/sale :
Assmt/sale: .9563

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.500	600,000	300,000			600,000	420,000
Comm Primary	21,780							

.500 acres Total land value 600,000 420,000

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement	84 Storage	100.00
Exterior Walls	03	BR/FR			
Roof Material	05	Tar and Gravel	1st Floor	34 Retail	100.00
Roof Type	05	Flat			
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	100.00
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	Other Features Size Qty		
Garage					
Basement	01	Full			
Bsmt Finish	02	Partial			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1961 Eff Year Built:		

Commercial Valuation Summary

Main Area: 3,600 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	84	Storage	100.00	3,600	29.91	107,680
1st Floor	34	Retail	100.00	3,600	84.38	303,770
2nd Floor	53	Office Building	100.00	3,600	104.36	375,700
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value

Sub-Total 787,150

Grade	C	Factor	1.0000	787,150
CDU		C&D Factor	1.00	787,150
Depreciation		35 %		511,648

Computed cost value @ 70% 358,154

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			15,000	1.69		C	25,350	50	12,680
Value at 70%			8,876				Value at 100%		12,680

