

Property at 00183 WEST MAIN STREET

Prop ID 4540183

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Administrative Information

Owner name: ONE HUNDRED EIGHTY THREE
 Second name: WEST MAIN STREET LLC
 Address: 126 HOPMEADOW ST APT 2G
 City/state: WEATOGUE CT Zip: 06089

Location Information

Map: 007 Clerk map:
 Lot: 4540183 Neigh.: Zone: Vol: 804 Page: 1187

Assessments

Assmt category	Qty	Amount
Commerc Land	.44	154,000
Commerc Outbldg	1.00	5,920
Commerc Building	1.00	147,810

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Jul-2006
 Sale price: 500,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 439,614

Summary

Total assessments	307,730
Total exemptions	
Net assessment	307,730

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .8792
 Mkt/sale :
 Assmt/sale: .6155

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	.440	600,000	264,000		600,000	420,000
Comm Primary		19,166					

.440 acres

Total land value

600,000

420,000

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement	91 Unfin Basement	38.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	34 Retail	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	34 Retail	38.00
Interior Walls	01	Plaster			
Floors	02	Carpeting	3rd Floor		
Heating System	01	Hot Water			
Fuel Type	01	Oil	4th Floor		
Construct Type	01	Wood Frame			
Grade	30	C	Other Features	Size	Qty
Garage	99	None	CP6 Canopy-Average	144	
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: 1930	Eff Year Built:	

Commercial Valuation Summary

Main Area: 2,467 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	91	Unfin Basement	38.00	937	29.91	28,030
1st Floor	34	Retail	100.00	2,467	84.38	208,170
2nd Floor	34	Retail	38.00	937	67.50	63,250
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
CP6 Canopy-Average	144	15.25			2,200

Sub-Total

301,650

Grade	C	Factor	1.0000	301,650
CDU		C&D Factor	1.00	301,650
Depreciation		30 %		211,155

Computed cost value @ 70%

147,809

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

