

Property at 00192 WEST MAIN STREET

Prop ID 4540192

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Administrative Information

Owner name: LEIBERT REAL ESTATE LTD PTSHP
Second name: C/O RICHARD M LEIBERT
Address: 112 BALFOUR DRIVE
City/state: WEST HARTFORD CT Zip: 06117

Location Information

Map: 007 Clerk map:
Lot: 4540192 Neigh.: Zone: CR Vol: 271 Page: 52

Assessments

Assmt category	Qty	Amount
Commerc Land	.93	390,600
Commerc Building	1.00	287,060
Commerc Outbldg	1.00	11,830

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Oct-1991
Sale price: 932,000
Sale valid: Y

Values

Mkt value :
Cost value: 984,986

Summary

Total assessments	689,490
Total exemptions	
Net assessment	689,490

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0569
Mkt/sale :
Assmt/sale: .7398

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.930	600,000	558,000			558,000	390,600
Comm Primary		40,511						

.930 acres

Total land value

558,000

390,600

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail		Basement	
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		
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	01	Hot Water			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	30	C		Other Features	Size Qty
Garage					
Basement	04	Slab			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			
			Year Built: 1962	Eff Year Built:	

Commercial Valuation Summary

Main Area: 8,100 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	34	Retail	100.00	8,100	84.38	683,480
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total						683,480
Grade	C	Factor	1.0000			683,480
CDU		C&D Factor	1.00			683,480
Depreciation			40 %			410,088
Computed cost value @ 70%						287,062

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			20,000	1.69		C	33,800	50	16,900
Value at 70%		11,830					Value at 100%		16,900

