

Property at 00200 WEST MAIN STREET

Prop ID 4540200

Printed 07-Feb-2024 6:37 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DP1 LLC
Second name: C/O AMY DILLON
Address: 114 SHIELD ST STE A
City/state: WEST HARTFORD CT Zip: 06110 1920

Location Information

Map: 007 Clerk map:
Lot: 4540200 Neigh.: Zone: CR Vol: 468 Page: 370

Assessments

Assmt category	Qty	Amount
Commerc Land	.71	298,200
Commerc Outbldg	1.00	5,920
Commerc Building	1.00	311,090

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Jun-2003
Sale price: 749,306
Sale valid:

Values

Mkt value :
Cost value: 878,871

Summary

Total assessments	615,210
Total exemptions	
Net assessment	615,210

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1729
Mkt/sale :
Assmt/sale: .8210

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	.710	600,000	426,000		426,000	298,200
Comm Primary	30,928						

.710 acres

Total land value

426,000

298,200

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	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	40	B			
Garage					
Basement	04	Slab			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Other Features	Size	Qty
CP7 Canopy-Good	672	1

Year Built: 1989	Eff Year Built:
------------------	-----------------

Commercial Valuation Summary

Main Area: 5,048 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	34	Retail	100.00	5,048	84.38	425,950
2nd Floor						
3rd Floor						
4th Floor						
Other Features						
CP7	Canopy-Good	Size	Rate	Qty	Rate	Value
		672	22.25	1		14,950
Sub-Total						440,900
Grade	B	Factor	1.2600			555,530
CDU		C&D Factor	1.00			555,530
Depreciation			20 %			444,424
Computed cost value @ 70%						311,097

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

