

Property at 00210 WEST MAIN STREET

Prop ID 4540210

Printed 12-Nov-2025 8:40 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: 210 WEST MAIN STREET LLC
Second name: C/O DP1 LLC
Address: 114 SHIELD STREET STE A
City/state: WEST HARTFORD CT Zip: 06110

Location Information

Map: 007 Clerk map:
Lot: 4540210 Neigh.: Zone: Vol: 794 Page: 781

Assessments

Assmt category	Qty	Amount
Commerc Land	.88	369,600
Commerc Building	1.00	223,660
Commerc Outbldg	1.00	8,880

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 860,200

Summary

Total assessments	602,140
Total exemptions	
Net assessment	602,140

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	.880	600,000	528,000		528,000	369,600
Comm Primary	38,333						

.880 acres

Total land value

528,000

369,600

Commercial Valuation Summary

Main Area: 4,500 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	34	Retail	67.00	3,015	84.38	254,410
	31	Restaurant	33.00	1,485	107.89	160,220
2nd Floor						
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
CP6 Canopy-Average	525	15.25			8,010

Sub-Total

422,640

Grade	C+	Factor	1.0800	456,450
CDU		C&D Factor	1.00	456,450
Depreciation		30 %		319,515

Computed cost value @ 70%

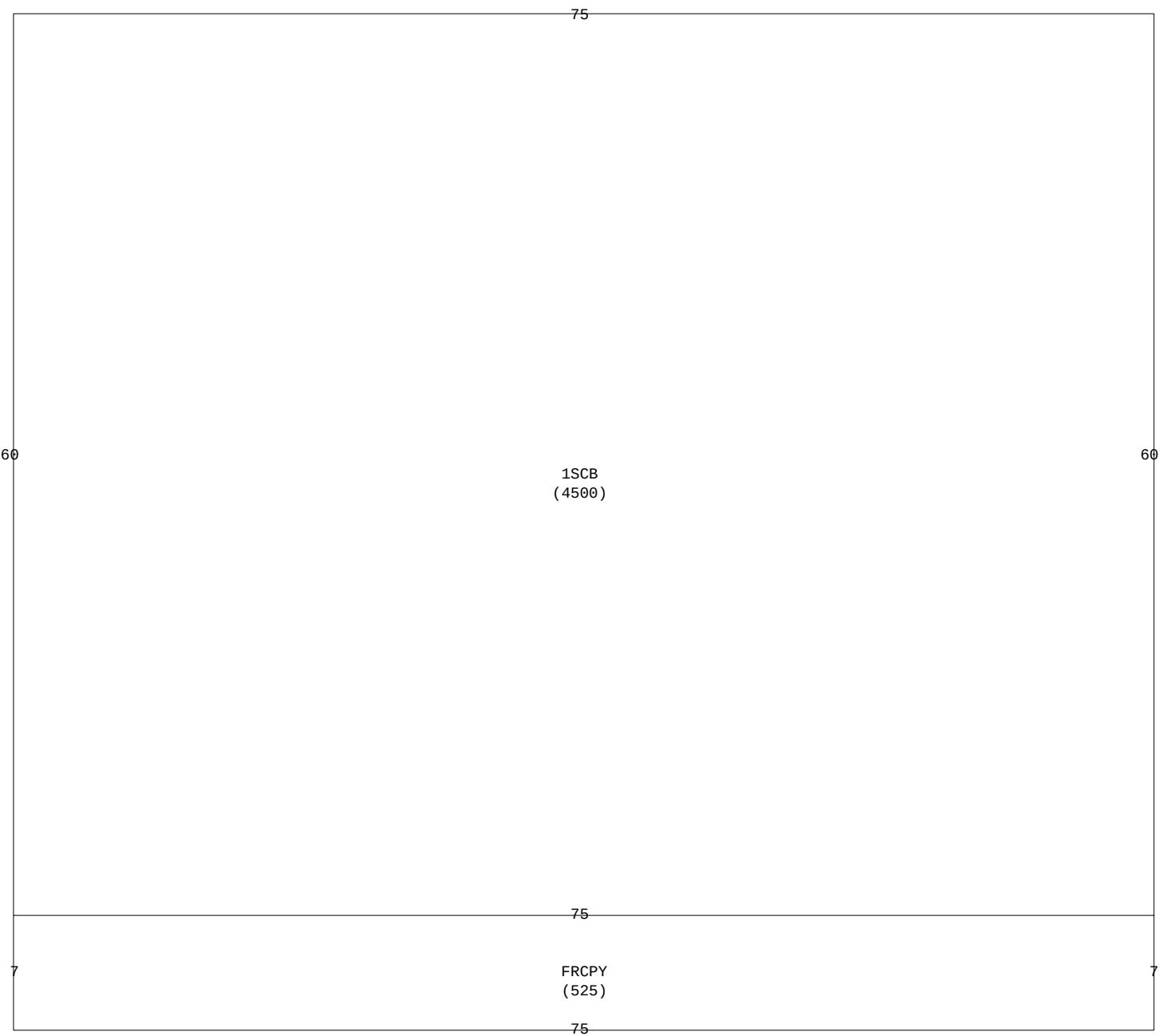
223,661

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement		
Exterior Walls	05	8" CB			
Roof Material	01	Asphalt Shingles	1st Floor	34 Retail	67.00
Roof Type	01	Gable		31 Restaurant	33.00
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall	3rd Floor		
Floors	05	Vinyl Tile	4th Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas			
Construct Type	01	Wood Frame			
Grade	33	C+	Other Features	Size	Qty
Garage			CP6 Canopy-Average	525	
Basement	04	Slab			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1985	Eff Year Built:	

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



LAND OWNED BY MARTINO, BUILDING BY DP1 LLC
PROBATE CERT V 498 P 1132 TO MARY H MARTINO

LAND - MARY H MARTINO TRUSTEE, MARY H MARTINO TRUST 7-30-18 721/565
AFFD'T SUCC TTEES J MARTIN & NANCY MARTINO V794P778 6-26-24 MARY DIED