

Property at 00213 WEST MAIN STREET

Prop ID 4540213

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Administrative Information

Owner name: K BROTHERS LLC
Second name:
Address: 2138 SILAS DEANE HIGHWAY
City/state: ROCKY HILL CT Zip: 06067

Location Information

Map: 007 Clerk map:
Lot: 4540213 Neigh.: Zone: Vol: 639 Page: 651

Assessments

Assmt category	Qty	Amount
Commerc Land	.66	207,900
Commerc Building	1.00	150,110
Commerc Outbldg	2.00	19,030

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 10-Apr-2012
Sale price: 300,000
Sale valid: 14

Values

Mkt value :
Cost value: 538,629

Summary

Total assessments	377,040
Total exemptions	
Net assessment	377,040

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.7954
Mkt/sale :
Assmt/sale: 1.2568

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.660	600,000	396,000		.25	297,000	207,900
Comm Primary		28,750						

.660 acres

Total land value

297,000

207,900

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	70	Serv Sta w/ Bays	Basement		
Exterior Walls					
Roof Material	01	Asphalt Shingles	1st Floor	70 Serv Sta w/ Bays	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls					
Floors	01	Concrete	3rd Floor		
Heating System	02	Forced Hot Air	4th Floor		
Fuel Type	02	Natural Gas			
Construct Type	02	Fire Resistant			
Grade	33	C+	Other Features	Size	Qty
Garage					
Basement	04	Slab			
Bsmt Finish					
Air Cond					
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			
			Year Built: 1955	Eff Year Built:	

Commercial Valuation Summary

Main Area: 2,820 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	70	Serv Sta w/ Bays	100.00	2,820	93.88	264,740
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total						264,740
Grade	C+	Factor	1.0800			285,920
CDU		C&D Factor	1.00			285,920
Depreciation			25 %			214,440
Computed cost value @ 70%						150,108

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			4,000	1.69		C	6,760	50	3,380
CP8 Service Sta Canopy	24	36	864	43.75	2001	B	47,628	50	23,810
Value at 70%			19,033				Value at 100%		27,190

