

Property at 00214 WEST MAIN STREET

Prop ID 4540214

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Administrative Information

Owner name: ROUNSEVILLE GARY ROY TR ETAL
Second name: M & R H ROUNSEVILLE IRR TRUS
Address: 120 TOLLAND TURNPIKE
City/state: MANCHESTER CT Zip: 06040

Location Information

Map: 007 Clerk map:
Lot: 4540214 Neigh.: Zone: CR Vol: 489 Page: 1200

Assessments

Assmt category	Qty	Amount
Commerc Land	.54	226,800
Commerc Building	1.00	420,270
Commerc Outbldg	1.00	8,880

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Jan-2004
Sale price: 600,000
Sale valid:

Values

Mkt value :
Cost value: 937,071

Summary

Total assessments	655,950
Total exemptions	
Net assessment	655,950

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.5618
Mkt/sale :
Assmt/sale: 1.0933

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	.540	600,000	324,000		324,000	226,800
Comm Primary	23,522						

.540 acres Total land value 324,000 226,800

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement	84 Storage	62.00
Exterior Walls	01	Wood Frame			
Roof Material	05	Tar and Gravel	1st Floor	34 Retail	100.00
Roof Type	05	Flat			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	05	Vinyl Tile	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	33	C+	Other Features	Size	Qty
Garage			CP6 Canopy-Average	455	
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: 1970	Eff Year Built:	

Commercial Valuation Summary

Main Area: 7,134 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	84	Storage	62.00	4,423	29.91	132,290
1st Floor	34	Retail	100.00	7,134	84.38	601,970

2nd Floor

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
CP6 Canopy-Average	455	15.25			6,940

Sub-Total

741,200

Grade	C+	Factor	1.0800	800,500
CDU		C&D Factor	1.00	800,500
Depreciation		25 %		600,375

Computed cost value @ 70% 420,263

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

