

Property at 00220 WEST MAIN STREET

Prop ID 4540220

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Administrative Information

Owner name: MCCLUNEY HOLDINGS LLC
 Second name: ATTN WESLEY MCCLUNEY
 Address: 3144 OVERHILL ROAD
 City/state: BIRMINGHAM AL Zip: 35223

Location Information

Map: 007 Clerk map:
 Lot: 4540220 Neigh.: Zone: CR Vol: 810 Page: 1064

Assessments

Assmt category	Qty	Amount
Commerc Land	.58	243,600
Commerc Building	1.00	472,470
Commerc Outbldg	1.00	8,880

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Dec-2025
 Sale price: 1,600,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,035,643

Summary

Total assessments	724,950
Total exemptions	
Net assessment	724,950

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .6473
 Mkt/sale :
 Assmt/sale: .4531

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	.580	600,000	348,000		348,000	243,600
Comm Primary	25,265						

.580 acres

Total land value

348,000

243,600

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement		
Exterior Walls	02	BR/CB			
Roof Material	05	Tar and Gravel	1st Floor	34 Retail	100.00
Roof Type	05	Flat			
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	15.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	02	Fire Resistant			
Grade	33	C+	Other Features	Size	Qty
Garage			CP6 Canopy-Average	610	
Basement					
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1946	Eff Year Built:	

Commercial Valuation Summary

Main Area: 10,140 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	34	Retail	100.00	10,140	93.75	950,630
2nd Floor	53	Office Building	15.00	1,521	115.95	176,360
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
CP6	Canopy-Average	610	15.25			9,300
Sub-Total						1,136,290
Grade	C+	Factor	1.0800			1,227,190
CDU		C&D Factor	1.00			1,227,190
Depreciation			45 %			674,955
Computed cost value @ 70%						472,469

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				

