

Property at 00225 WEST MAIN STREET

Prop ID 4540225

Printed 04-Apr-2024 8:53 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: COMMERCIAL INVESTMENT GROUP LLC
Second name: C/O DIVERSIFIED UNLIMITED
Address: PO BOX 185598
City/state: HAMDEN CT Zip: 06518

Location Information

Map: 007 Clerk map:
Lot: 4540225 Neigh.: Zone: CR Vol: 792 Page: 147

Assessments

Assmt category	Qty	Amount
Commerc Land	2.16	907,200
Commerc Outbldg	1.00	14,070
Commerc Building	1.00	846,670

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Mar-2024
Sale price: 3,800,000
Sale valid: 07

Values

Mkt value :
Cost value: 2,525,629

Summary

Total assessments	1,767,940
Total exemptions	
Net assessment	1,767,940

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .6646
Mkt/sale :
Assmt/sale: .4652

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	2.160	600,000	1,296,000		1,296,000	907,200
Comm Primary	94,090						

2.160 acres Total land value 1,296,000 907,200

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	47	Auto Service		Basement	
Exterior Walls	11	Enameled Steel			
Roof Material	09	Rubber Membrane			
Roof Type	05	Flat			
Foundation	01	Poured Concrete			
Interior Walls	05	Painted Conc Blo			
Floors	01	Concrete			
Heating System	08	Unit Heater/AC			
Fuel Type	02	Natural Gas			
Construct Type	02	Fire Resistant			
Grade	53	A+			
Garage	98	Other			
Basement	99	None			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU					

1st Floor	47	Auto Service	100.00
2nd Floor			
3rd Floor			
4th Floor			

Other Features	Size	Qty
OD1 Overhead Door		8

Year Built: 2023	Eff Year Built:
------------------	-----------------

Commercial Valuation Summary

Main Area: 6,681 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	47	Auto Service	100.00	6,681	78.88	527,000
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
OD1 Overhead Door				8	2,000	16,000
Sub-Total						543,000
Grade	A+	Factor 1.6500				895,950
CDU		C&D Factor 1.35				1,209,533
Depreciation		%				1,209,533
Computed cost value @ 70%						846,673

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			17,500	2.30	2023	C	40,250	50	20,100
Value at 70%									14,070
Value at 100%									20,100

