

Property at 00255 WEST MAIN STREET

Prop ID 4540255

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Administrative Information

Owner name: TWO FIFTY FIVE WEST MAIN LLC
Second name: C/O JUSTER PROPERTIES
Address: P O BOX 248
City/state: RIVERSIDE CT Zip: 06878

Location Information

Map: 007 Clerk map:
Lot: 4540255 Neigh.: Zone: CR Vol: 355 Page: 783

Assessments

Assmt category	Qty	Amount
Commerc Land	16.00	5,600,000
Commerc Outbldg	1.00	251,390
Commerc Building	2.00	8,789,190

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Sep-1998
Sale price: 4,250,000
Sale valid:

Values

Mkt value :
Cost value: 20,930,486

Summary

Total assessments	14,651,340	
Total exemptions		
Net assessment	14,651,340	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 4.9248
Mkt/sale :
Assmt/sale: 3.4474

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	16.000	500,000	8,000,000		8,000,000	5,600,000
Comm Primary		696,960					
CPRI	52	2.050	7,500	15,375		15,375	10,763
Comm Primary		89,298					

18.050 acres Total land value 8,015,375 5,610,763

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	33	Discount Store	Basement		
Exterior Walls	05	8" CB			
Roof Material	05	Tar and Gravel	1st Floor	33 Discount Store	100.00
Roof Type	05	Flat			
Foundation	05	Slab	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	02	Fire Resistant			
Grade	33	C+	Other Features	Size	Qty
Garage	99	None	CP7 Canopy-Good	10,144	
Basement	99	None	MZ2 Office/Retail Mezz	2,720	
Bsmt Finish			1SA 1 Story Addtn	1,204	
Air Cond	01	Central Air	1SA 1 Story Addtn	112	
Interior Cond	05	Good	1SA 1 Story Addtn	1,680	
External Cond	05	Good			
CDU	05	Good	Year Built:	Eff Year Built:	

Commercial Valuation Summary

Main Area: 162,400 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	33	Discount Store	100.00	162,400	94.81	15,397,140
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
CP7 Canopy-Good		10,144	22.25			225,700
MZ2 Office/Retail Mezz		2,720	30.30			82,420
1SA 1 Story Addtn		1,204	50.00			60,200
1SA 1 Story Addtn		112	50.00			5,600
1SA 1 Story Addtn		1,680	50.00			84,000

Sub-Total 15,855,060

Grade	C+	Factor	1.0800	17,123,460
CDU		C&D Factor	1.00	17,123,460
Depreciation		30 %		11,986,422

Computed cost value @ 70% 8,390,495

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			425,00	1.69		C	718,250	50	359,130
Value at 70%			251,391				Value at 100%		359,130

