

Property at 00282 WEST MAIN STREET

Prop ID 4540282

Printed 22-Jul-2024 12:47 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GHD PROPERTIES LLC
Second name:
Address: 334 NORTH STEELE ROAD
City/state: WEST HARTFORD CT Zip: 06117

Location Information

Map: 007 Clerk map: 07 071
Lot: 4540282 Neigh.: Zone: CR Vol: 794 Page: 1011

Assessments

Assmt category	Qty	Amount
Commerc Land	1.00	105,000
Commerc Building	1.00	59,670

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Jul-2024
Sale price: 450,000
Sale valid:

Values

Resident Excess	.39	2,050	Mkt value :
			Cost value: 238,171

Summary

Total assessments	166,720
Total exemptions	
Net assessment	166,720

Utilities

Water	None	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : .5293
Mkt/sale :
Assmt/sale: .3705

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	1.000	600,000	600,000		.75	150,000	105,000
Comm Primary		43,560						
RES	12	.390	7,500	2,925			2,925	2,048
Residual		16,988						

1.390 acres Total land value 152,925 107,048

Commercial Valuation Summary

Main Area: 1,140 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	34	Retail	50.00	570	63.28	36,070
	84	Storage	50.00	570	29.91	17,050
1st Floor	34	Retail	100.00	1,140	84.38	96,190
2nd Floor	34	Retail	60.00	684	67.50	46,170
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
CP6 Canopy-Average	120	15.25			1,830

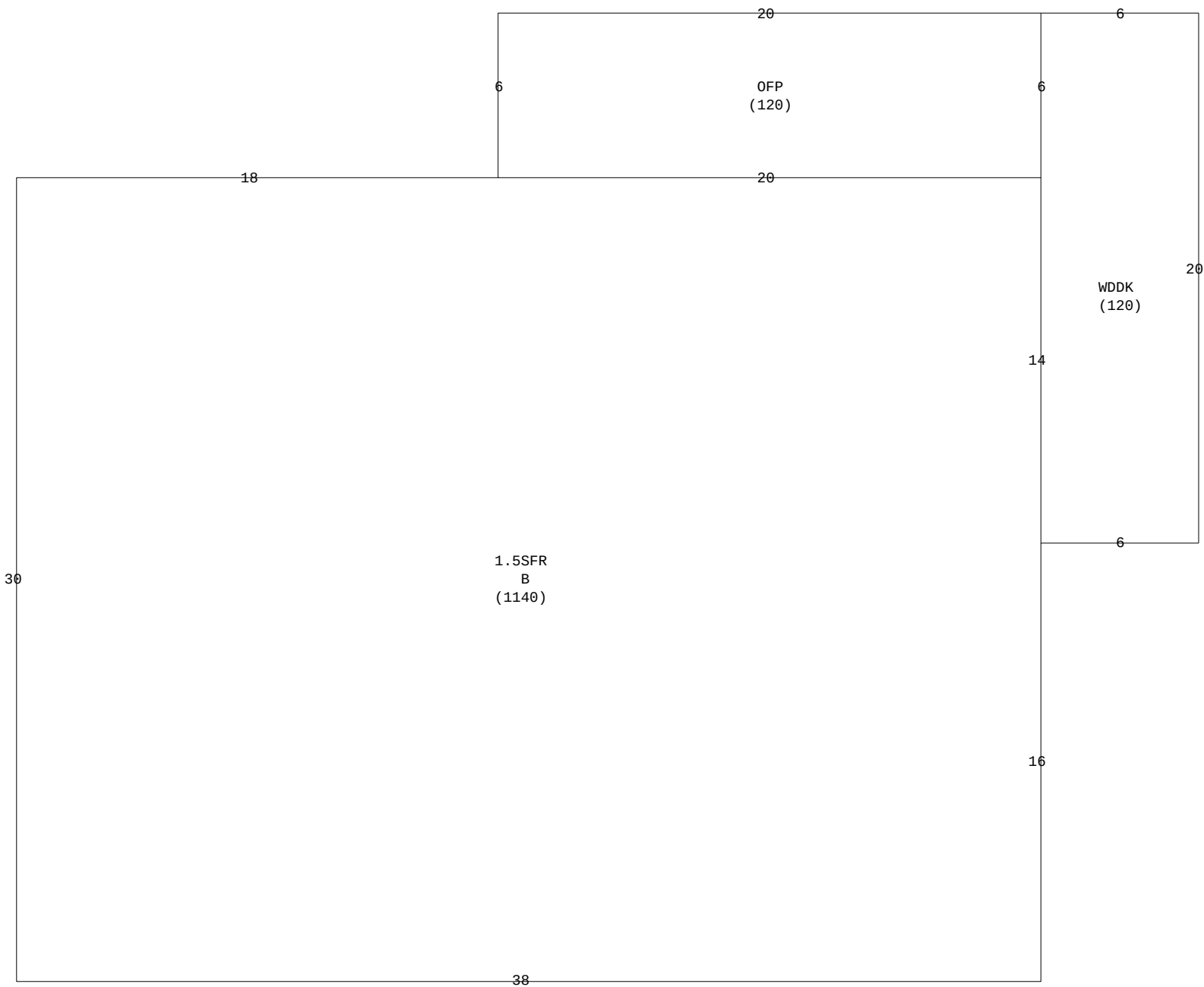
Sub-Total 197,310

Grade	C+	Factor 1.0800	213,090
CDU		C&D Factor 1.00	213,090
Depreciation		60 %	85,236

Computed cost value @ 70% 59,665

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement	34 Retail	50.00
Exterior Walls	01	Wood Frame		84 Storage	50.00
Roof Material	01	Asphalt Shingles	1st Floor	34 Retail	100.00
Roof Type	01	Gable			
Foundation	02	Block	2nd Floor	34 Retail	60.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	01	Hot Water	4th Floor		
Fuel Type	01	Oil			
Construct Type	01	Wood Frame			
Grade	33	C+	Other Features		
Garage			CP6 Canopy-Average	120	
Basement	01	Full			
Bsmt Finish	03	Full Finished			
Air Cond	01	Central Air			
Interior Cond	04	Average			
External Cond	04	Average			
CDU	05	Good	Year Built: 1954 Eff Year Built:		



ADDED .75 ACS. FROM 268 WEST MAIN ST V 567 P 223 10/31/07 \$65,250
PROPERTY SOLD V794 P1007 7-02-24 QC V794 P1011 ADDED .75 ACS AQUIRED