

Property at 00310 WEST MAIN STREET

Prop ID 4540310

Printed 07-Feb-2024 6:42 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FARMINGTON BANK
Second name: C/O M&T BANK
Address: ONE M&T PLAZA
City/state: BUFFALO NY Zip: 14203

Location Information

Map: 007 Clerk map: 96 037
Lot: 4540310 Neigh.: Zone: CR Vol: 324 Page: 755

Assessments

Assmt category	Qty	Amount
Commerc Land	.80	335,160
Commerc Building	1.00	393,750
Commerc Outbldg	1.00	8,880

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Oct-1996
Sale price: 650,000
Sale valid:

Values

Mkt value :
Cost value: 1,053,986

Summary

Total assessments	737,790
Total exemptions	
Net assessment	737,790

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.6215
Mkt/sale :
Assmt/sale: 1.1351

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	.798	600,000	478,800		478,800	335,160
Comm Primary		34,761					

.798 acres Total land value 478,800 335,160

Commercial Valuation Summary

Main Area: 2,176 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	86	Support Area	66.00	1,436	29.91	42,950
1st Floor	51	Bank	100.00	2,176	151.32	329,270

2nd Floor

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
BE1 Bank Drive-Thru			1	11,000	11,000
BC1 Bank Canopy	620	27.30			16,930
BE0 Bank Vault	432	271.05			117,090

Sub-Total

517,240

Grade	A-	Factor 1.4500	750,000
CDU		C&D Factor 1.00	750,000
Depreciation		25 %	562,500

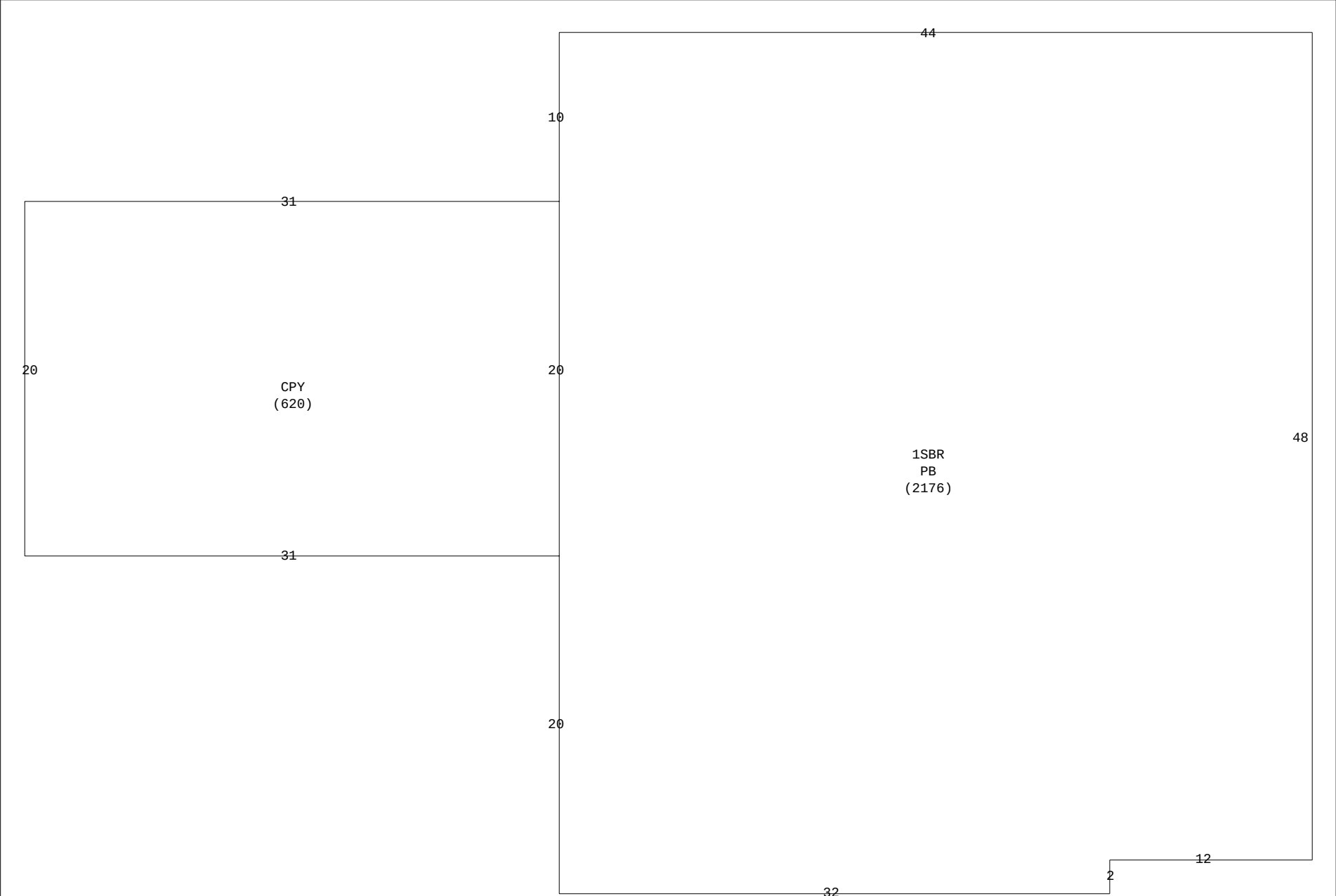
Computed cost value @ 70% 393,750

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	51	Bank	Basement	86 Support Area	66.00
Exterior Walls	02	BR/CB			
Roof Material	01	Asphalt Shingles	1st Floor	51 Bank	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	47	A-			
Garage					
Basement	01	Full	Other Features	Size	Qty
Bsmt Finish	02	Partial	BE1 Bank Drive-Thru		1
Air Cond	01	Central Air	BC1 Bank Canopy	620	
Interior Cond	05	Good	BE0 Bank Vault	432	
External Cond	05	Good			
CDU	05	Good			
		Year Built: 1985	Eff Year Built:		

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



NAME CHANGE FROM FARMINGTON SAVINGS BANK TO FARMINGTON BANK V 601
P 240 1/8/10