

Property at 00353 WEST MAIN STREET

Prop ID 4540353

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Administrative Information

Owner name: GOLD-BORG ASSOCIATES LLC
Second name:
Address: P O BOX 945
City/state: FARMINGTON CT Zip: 06034

-Location Information-

Map: 006 Clerk map:
Lot: 4540353 Neigh.: Zone: Vol: 313 Page: 681

Assessments

Assmt category	Qty	Amount
Commerc Land	1.00	420,000
Commerc Building	1.00	673,440
Commerc Outbldg	1.00	11,830
Vacant Commerc	1.07	5,620

-Exemptions-

Exempt	Cat	Amount

—Last sale—

Sale date:	
Sale price:	
Sale valid:	
	Values
Mkt value :	
Cost value:	1,586,986

Summary

Total assessments	1,110,890
Total exemptions	
Net assessment	1,110,890

- Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

- Sales ratios:

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	1.000	600,000	600,000		600,000	420,000
Comm	Primary	43,560					
RES	52	1.070	7,500	8,025		8,025	5,618
Residual		46,609					

2.070 acres	Total land value	608,025	425,618
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Commercial Building Information

Subject	Code	Description	Use	Description	Percentage
Primary Use	34	Retail	Basement		
Exterior Walls	03	BR/FR			
Roof Material	05	Tar and Gravel	1st Floor	34 Retail	100.00
Roof Type	05	Flat			
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	02	Fire Resistant			
Grade	33	C+	Other Features	Size	Qty
Garage					
Basement	04	Slab			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1976	Eff Year Built:	

Commercial Valuation Summary

Main Area: 12,669 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	34	Retail	100.00	12,669	93.75	1,187,720
2nd Floor						
3rd Floor						
4th Floor						
Other Features						

Other Features	Size	Rate	Qty	Rate	Value
Sub-Total					1,187,720

Grade	C+	Factor	1.0800	1,282,740
CDU		C&D Factor	1.00	1,282,740
Depreciation			25 %	962,055
			Computed cost value @ 70%	673,439

Outbuilding Information

[illegible]

