

Property at 00369 WEST MAIN STREET

Prop ID 4540369

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Administrative Information

Owner name: BATTISTON DEACON DONALD L &
Second name: PAMELA CO-TRUSTEES
Address: 25 MICHELLE LANE
City/state: MYSTIC CT Zip: 06355

Location Information

Map: 007 Clerk map:
Lot: 4540369 Neigh.: Zone: Vol: 377 Page: 489

Assessments

Assmt category	Qty	Amount
Commerc Land	2.21	928,200
Commerc Outbldg	1.00	23,660
Commerc Building	2.00	748,310

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 2,428,814

Summary

Total assessments	1,700,170
Total exemptions	
Net assessment	1,700,170

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	2.210	600,000	1,326,000		1,326,000	928,200
Comm Primary	96,268						

2.210 acres Total land value 1,326,000 928,200

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement		
Exterior Walls	05	8" CB			
Roof Material	05	Tar and Gravel	1st Floor	34 Retail	50.00
Roof Type	05	Flat		44 Light Manufact	50.00
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall	3rd Floor		
Floors	02	Carpeting	4th Floor		
Heating System	01	Hot Water			
Fuel Type	02	Natural Gas			
Construct Type	02	Fire Resistant			
Grade	30	C	Other Features	Size	Qty
Garage			MZ2 Office/Retail Mezz	1,824	
Basement	04	Slab			
Bsmt Finish					
Air Cond					
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1960	Eff Year Built:	

Commercial Valuation Summary

Main Area: 16,360 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	34	Retail	50.00	8,180	93.75	766,880
	44	Light Manufact	50.00	8,180	58.81	481,070
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
MZ2 Office/Retail Mezz		1,824	30.30			55,270

Sub-Total 1,303,220

Grade	C	Factor	1.0000	1,303,220
CDU		C&D Factor	1.00	1,303,220
Depreciation		45 %		716,771

Computed cost value @ 70% 501,740

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			40,000	1.69		C	67,600	50	33,800
Value at 70%			23,660				Value at 100%		33,800

