

Property at 00385 WEST MAIN STREET

Prop ID 4540385

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Administrative Information

Owner name: SHOPS AT DALE CORNER LLC
Second name:
Address: C/O 700 CONNECTICUT BLVD
City/state: EAST HARTFORD CT Zip: 06108

Location Information

Map: 006 Clerk map:
Lot: 4540385 Neigh.: Zone: Vol: 386 Page: 83

Assessments

Assmt category	Qty	Amount
Commerc Land	3.00	1,260,000
Commerc Building	1.00	4,160,260
Commerc Outbldg	1.00	29,580
Vacant Commerc	2.77	23,290

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 7,818,757

Summary

Total assessments	5,473,130
Total exemptions	
Net assessment	5,473,130

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

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

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	3.000	600,000	1,800,000		1,800,000	1,260,000
Comm Primary		130,680					
UND	52	1.000	20,000	20,000		20,000	14,000
Undeveloped		43,560					
RES	52	1.770	7,500	13,275		13,275	9,293
Residual		77,101					

5.770 acres

Total land value 1,833,275 1,283,293

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	52	Medical Office	Basement		
Exterior Walls	05	8" CB			
Roof Material	05	Tar and Gravel	1st Floor	52 Medical Office	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	43	B+	Other Features	Size	Qty
Garage			CP7 Canopy-Good	2,508	
Basement	04	Slab			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			
			Year Built: 1991	Eff Year Built:	

Commercial Valuation Summary

Main Area: 30,383 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value	
Basement							
1st Floor	52	Medical Office	100.00	30,383	168.63	5,123,490	
2nd Floor							
3rd Floor							
4th Floor							
Other Features			Size	Rate	Qty	Rate	Value
CP7	Canopy-Good		2,508	22.25			55,800

Sub-Total

5,179,290

Grade	B+	Factor	1.3500	6,992,040
CDU		C&D Factor	1.00	6,992,040
Depreciation		15 %		5,943,234

Computed cost value @ 70% 4,160,264

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			50,000	1.69	1991	C	84,500	50	42,250
Value at 70%			29,575				Value at 100%		42,250

