

Property at 00392 WEST MAIN STREET

Prop ID 4540392

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-Administrative Information-

Owner name: SIMSBURY COMMONS LLC
Second name: C/O LINCOLN PROPERTY COMPANY
Address: 75 HOLLY HILL LANE
City/state: GREENWICH CT Zip: 06830

-Location Information-

Map: 006 Clerk map:
Lot: 4540392 Neigh.: Zone: CR Vol: 734 Page: 1173

Assessments

Assmt category	Qty	Amount
Commerc Land	1.56	655,200
Commerc Building	1.00	1,151,410

-Exemptions-

Exempt	Cat	Amount
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-Last sale-

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Sale date: 27-Nov-2019
Sale price: 4,650,000
Sale valid: 17
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—Values—

Mkt value :
Cost value: 2,580,871

Summary

Total assessments	1,806,610
Total exemptions	
Net assessment	1,806,610

- Utilities

Water	Connecticut
Sewer	None
Gas	None

- Sales ratios-

Cost/sale :	.5550
Mkt/sale :	
Assmt/sale:	.3885

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	1.560	600,000	936,000		936,000	655,200
Comm	Primary	67,954					

1.560 acres	Total land value	936,000	655,200
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Commercial Building Information

Subject	Code	Description	Use	Description	Percentage
Primary Use	51	Bank	Basement		
Exterior Walls	02	BR/CB			
Roof Material	05	Tar and Gravel	1st Floor	51 Bank	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			BE0 Bank Vault	440	
Basement	04	Slab	BE1 Bank Drive-Thru		2
Bsmt Finish			BC1 Bank Canopy	1,050	
Air Cond	01	Central Air	BC1 Bank Canopy	560	
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1971	Eff Year Built:	

