

Property at 00401 WEST MAIN STREET

Prop ID 4540401

Printed 07-Feb-2024 6:46 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: VRAKAS LLC
Second name:
Address: 132 TERRY ROAD
City/state: HARTFORD CT Zip: 06105

Location Information

Map: 006 Clerk map:
Lot: 4540401 Neigh.: Zone: CR Vol: 656 Page: 302

Assessments

Assmt category	Qty	Amount
Commerc Land	.93	390,600
Commerc Outbldg	1.00	11,830
Commerc Building	1.00	378,630

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Feb-2013
Sale price: 1,060,000
Sale valid:

Values

Mkt value :
Cost value: 1,115,800

Summary

Total assessments	781,060
Total exemptions	
Net assessment	781,060

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.0526
Mkt/sale :
Assmt/sale: .7368

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	.930	600,000	558,000		558,000	390,600
Comm Primary		40,511					

.930 acres Total land value 558,000 390,600

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement		
Exterior Walls					
Roof Material	05	Tar and Gravel	1st Floor	31 Restaurant	42.00
Roof Type	05	Flat		34 Retail	58.00
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall	3rd Floor		
Floors	02	Carpeting	4th Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas			
Construct Type	01	Wood Frame			
Grade	40	B	Other Features	Size	Qty
Garage	99	None			
Basement	01	Full			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1972	Eff Year Built:	

Commercial Valuation Summary

Main Area: 7,007 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	31	Restaurant	42.00	2,943	107.89	317,520
	34	Retail	58.00	4,064	84.38	342,920
2nd Floor						
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total 660,440

Grade	B	Factor	1.2600	832,150
CDU		C&D Factor	1.00	832,150
Depreciation		35 %		540,898

Computed cost value @ 70% 378,629

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			20,000	1.69		C	33,800	50	16,900
Value at 70%			11,830				Value at 100%		16,900

