

Property at 00411 WEST MAIN STREET

Prop ID 4540411

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Administrative Information

Owner name: C1 411 WEST MAIN STREET LLC
 Second name: C/O GLOBAL MONTELLO GRP -TAX
 Address: 275 GROVE STREET STE 3-400
 City/state: NEWTON MA Zip: 02466

Location Information

Map: 006 Clerk map:
 Lot: 4540411 Neigh.: Zone: CR Vol: 775 Page: 822

Assessments

Assmt category	Qty	Amount
Commerc Land	.43	875,000
Commerc Outbldg	3.00	61,100
Commerc Building	1.00	132,870

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Jun-2022
 Sale price: 2,850,000
 Sale valid: 17

Values

Mkt value :
 Cost value: 1,527,100

Summary

Total assessments	1,068,970
Total exemptions	
Net assessment	1,068,970

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale :	.5358
Mkt/sale :	
Assmt/sale:	.3751

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.430						
Comm Primary		18,731						

.430 acres

Total land value

Commercial Valuation Summary

Main Area: 1,020 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	71	Serv Sta conv Re	100.00	1,020	126.38	128,910
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total						128,910
Grade	A	Factor	1.5500			199,810
CDU		C&D Factor	1.00			199,810
Depreciation			5 %			189,820
Computed cost value @ 70%						132,874

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	71	Serv Sta conv Re	Basement		
Exterior Walls	03	BR/FR			
Roof Material	05	Tar and Gravel	1st Floor	71 Serv Sta conv Re	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	50	A	Other Features		
Garage	99	None	Size		
Basement			Qty		
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			
Year Built: 1993			Eff Year Built:		

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			15,000	1.69	1993	C	25,350	50	12,680
CP8 Service Sta Canopy	30	110	3,300	43.75	1993	C	144,375	50	72,190
RS1 Frame Utility Shed	12	16	192	20.00		B	4,838	50	2,420
Value at 70%		61,103	Value at 100%		87,290				

