

Property at 00035 TOWER LANE

Prop ID 4370035

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Administrative Information	
Owner name:	SARJAC PARTNERS LLC
Second name:	
Address:	160 FARMINGTON AVENUE
City/state:	FARMINGTON CT Zip: 06032

Location Information						
Map: 007	Clerk map:					
Lot: 4370035	Neigh.:	Zone: IP	Vol: 521 Page: 112			
Assessments		Exemptions		Last sale		
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 18-May-2005	
Commerc Land	1.50	105,000			Sale price: 1,300,000	
Commerc Outbldg	1.00	14,790			Sale valid: Y	
Commerc Building	1.00	773,150			Values	
Vacant Commerc	1.03	7,210			Mkt value :	
Summary			Utilities		Sales ratios	
Total assessments	900,150		Water	Avon	Cost/sale : .9892	
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	900,150		Gas	None	Assmt/sale: .6924	

Land Information							
Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	1,500	100,000			150,000	105,000
Comm Primary		65,340					
RES	52	1,030	10,000			10,300	7,210
Residual		44,867					
2.5300 acres				Total land value		160,300	112,210

Commercial Building Information						
Subject	Code	Description	Use	Description	Perc	
Primary Use	53	Office Building	Basement	53 Office Building	45.00	
Exterior Walls	01	Wood Frame				
Roof Material	01	Asphalt Shingles	1st Floor	53 Office Building	100.00	
Roof Type	02	Hip				
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	100.00	
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	37	B-	Other Features		Size	Qty
Garage	99	None	EL1 Elevator-Pass			1
Basement	02	Partial				
Bsmt Finish	03	Full Finished				
Air Cond	01	Central Air				
Interior Cond	04	Average				
External Cond	04	Average				
CDU	04	Average	Year Built: 1978	Eff Year Built:		

Commercial Valuation Summary						
Main Area:		6,147		Construction Type: Fire Resistant		
Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	53	Office Building	45.00	2,766	108.71	300,690
1st Floor	53	Office Building	100.00	6,147	144.94	890,950
2nd Floor	53	Office Building	100.00	6,147	115.95	712,740
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
EL1 Elevator-Pass				1	50,000	50,000
Sub-Total						1,954,380
Grade	B-	Factor 1.1700		2,286,630		
CDU		C&D Factor 1.00		2,286,630		
Depreciation		40 %		1,371,980		
Cost value admin record				Computed cost value @ 70%		960,390

Outbuilding Information						
Description	Wid Len	Area	Rate Year Cnd	RCN	Depr	Value
PAL Asphalt Paving		25,000	1.69 C	42,250	50	21,130
Value at 70%		14,790	Value at 100%		21,130	

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