

Situs : 149 CRESCENT ST	PARCEL ID: 135-068	Class : 900	Card: 1 of 1	Printed: October 29, 2020
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CURRENT OWNER	GENERAL INFORMATION
UNITED STATES POSTAL SERVICE 6 GRIFFIN RD NORTH WINDSOR CT 06006 04052/00105	Living Units Neighborhood 451 Alternate ID 193 Vol / Pg 04052/00105 District Zoning C2 Class EXEMPT

Property Notes



135-068 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 40,645			338,930
Total Acres: .9331 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	338,900	338,900	338,900	322,700
Building	667,300	667,300	268,300	595,700
Total	1,006,200	1,006,200	607,200	918,400
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag COST APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				4052/105		

Inspection Witnessed By _____

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Building Information				Building Other Features															
Year Built/Eff Year	1977 /			Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
Building #	1			3	Sprinkler Sys Wet		5,768				1								
Structure Type	Auto Service Garag			3	Ovrhd Dr-Mtr-Op-Wd-Mt		10	12			9								
Identical Units	1			3	Cranew ays		18				1								
Total Units				3	Cranew ays		60				1								
Grade	B			2	Canopy Only		10	12			1								
# Covered Parking				2	Canopy Roof/Slab		5	8			1								
# Uncovered Parking																			
DBA	US POST OFFICE																		

Interior/Exterior Information															
Line	Level From - To		Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	2,188	246	Multi Use Storage	12	Brick Or Stc	Fire Resistant	Normal	Hw /Steam	None	Normal	4	4
2	01	01	100	1,144	121	Multi-Use Office	12	Brick Or Stc	Fire Resistant	Normal	Hw /Steam	Unit	Normal	4	4
3	01	01	100	5,768	226	Auto Parts/Service	20	Brick Or Stc	Fire Resistant	Normal	Unit Heat	None	Normal	4	4
4	M1	M1	100	408	46	Multi Use Storage	10	Enclosure	None	Normal	Unit Heat	None	Normal	3	3
5	M2	M2	100	400	40	Multi Use Storage	10	Enclosure	None	Normal	Unit Heat	None	Normal	3	3

Interior/Exterior Valuation Detail						Outbuilding Data									
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD	Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	2,188	Multi Use Storage		60	129,410	1	Asph Pav	1976			1	18,000		3 3	27,450
2	1,144	Multi-Use Office		60	101,150	2	Fence	1976	1	120	1	120		3 3	260
3	5,768	Auto Parts/Service		60	320,790	3	Gas Statio	1976	1	18	1	18		4 3	1,890
4	408	Multi Use Storage		45	3,630	4	Canopy Ssa	1976	1	484	1	484		4 3	8,860
5	400	Multi Use Storage		45	3,430	5	Tnk-Fbr Sw	1992	1	6,000	1	6,000		3 3	9,770

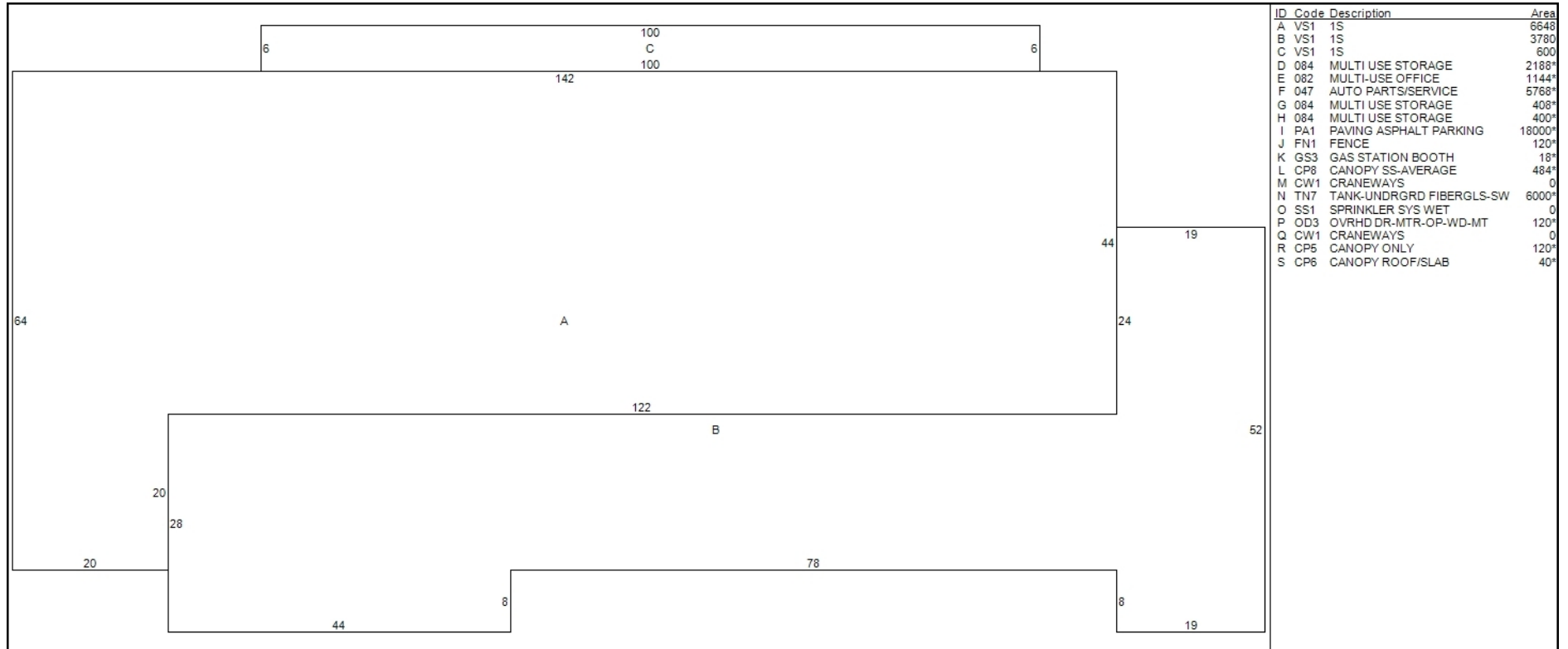
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
05	S	001 Muse Strg/Hvy Man/Mi	0	2,996	2.00		5,992	20		0	4,794	30			1,438	1,438	3,356
11	S	002 Auto Service	0	5,768	12.00		69,216	7.5		0	64,025	15			9,604	9,604	54,421
24	S	003 Converted & Multi Office	0	1,144	12.00		13,728	12.5		0	12,012	30			3,604	3,604	8,408

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	9,908
								Replace, Cost New Less Depr	558,410
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	110
								Final Building Value	614,251
								Value per SF	62.00

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	66,185
		Capitalization Rate	0.109000
		Sub total	607,202
		Residual Land Value	
		Final Income Value	607,202
		Total Gross Rent Area	9,908
		Total Gross Building Area	9,908