

Unique ID: 4

TORRINGTON2019

Location:	601 S MAIN ST	Unit	
911 Address:			
Map/Block/Lot:	115/020/010		

Segment	Use	Units	Area	Comments
Retail	Retail/Office		1,215	OFFICES
Retail	Neigh Shop Cent		2,475	601 SOUTH PLAZA
Restaurant	Restaurant		1,344	

Commercial Building Description	Item	Area/Qty	Value
Building Use Neighborhood Sh	Base Value	5,034	395,835
Class Wood Frame	Basement_Type - Full	1,344	16,128
Overall Condition Good	Cooling - Central	5,034	24,868
Construction Quality Average	Value Before Depr.	0	436,831
Stories 1.00	Depr/Adjust Amount	0	200,942
Year Built 1989	Final Value (After Depr)	0	235,889
Percent Complete 100			
GLA 5,034			

Basement	
Basement Area	1,344
Basement Finished Area	0
Grade Factor	0 Physical Depreciation % 21
Functional Depreciation %	0 Economical Depreciation % 25

HVAC		Attached Component Computations			
Heating	Fuel	Type	Yr BIt	Condition	Area/Qty Value
FHA	Gas	Enclosed Porch	1989 Average		32 881
		Enclosed Porch	1989 Average		32 881
		Open Porch	1989 Average		958 14,715

Interior	
Floors	Carpet
Walls	Drywall
Wall Height	10

Exterior	
Exterior Walls	Wood Shingles/inyl
Roof Cover	Asphalt

Special Features	

Detached Component Computations			
Type	Year	Condition	Area/Qty Value
Paving	1999	Average	6,500 4,982

Total Building Value			
Building 1 Value			252,366
Valuation Method	C		

