

263 Map		128 Block		043 Lot		Parcel		263-128-043 Parcel ID										Building Location2404 MAIN ST										CITY OF HARTFORD										Card: 1 of 1		Total Card		Total Parcel																																	
PROPERTY LOCATION								IN PROCESS APPRAISAL SUMMARY																												APPR 240,300 / 240,300										USE + IMP 240,300 / 240,300										USE LAND 240,300 / 240,300										ASSESSED 168,210 / 168,210									
2404 MAIN ST HARTFORD, CT 06120								Use Code		Building Val				Yard Items				Land Size				Land Val				Total Val				LEGAL DESCRIPTION																																													

Exterior Information

Type	105 - MIXED USE		
Stry Hght	3.0 - Three Story		
(Liv) Units	1	Tot	1
Found	03 - Stone/Brick		
Frame	1 - Wood Frame		
P. Wall	02 - Brick		
Sec Wall	06 - Alu/Vinyl		30
Roof Str	1 - FLAT		
Roof Cvr	04 - Tar & Gravel		
Color			
View			
Shape			
Bld Name			

General Information

Grade	B - Good		
Year Blt	1925	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl	12.00		
P. Int Wall	02 - PLASTER		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	12 - CONCRETE		
Sec Floor			
Bmt Floors	12 - CONCRETE		
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	02 - TYPICAL		
Int Vs Ext	Same		
Heat Fuel	2 - Gas		
Heat	2 - Warm Air		
# Heat Sys	6		
Heated %	100	AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
PA1	PAVING ASPH	D	Y	1	3600.00	C	AV	2007	3.00	T	28%		0.85		1		1	5,800	4,060
Building Totals		Yard Item Appr				5,800				Special Feature Appr				5,800				4,060	
Parcel Totals		Yard Item Appr				5,800				Special Feature Appr				5,800				4,060	

Disclaimer: This Information is believed to be correct but is subject to change and is

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	0	Rtng	
Add Full	0	Rtng	
3/4 Bath	0	Rtng	
Add. 3/4	0	Rtng	
1/2 Bath	0	Rtng	
Add. 1/2	0	Rtng	
Other Fix	0	Rtng	

Other Features

Kitchens	0	Rtnng	
Add Kit.	0	Rtnng	
Fireplaces	0	Rtnng	
WS Flues	0	Rtnng	

Depreciation

Phys Con	AV	42
Functional		
Economic		15
Special		
Override		
Total		50.7%

Comparable Sales

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng		Ind Val		

Comments

3/15/11 Chgd use of building,corrected sketch and
chgd cond from ex to gd CK. 8/11- changed land use
code from 280 to 210. RF
10/31/11 Barber/Salon

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	3	2
Bld Total	1	3	2
Prcl Total	1	3	2

Calc Ladder

Base Rate	112.29	Depr	260,268
Size Adj	0.70000	Depr'd Total	253,081
Con Adj	1.10210	Juris Ft.	1.0000
Adj Prc	\$86.63	Spec. Features	\$0
Grade Ft.	1.26000	Lump Sum	0
Other Feat	\$8,991	Final Total	\$253,100
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	0.7000
LUC Ft.	0.6500	Assessed Val	\$177,170
Adj Tot (RCN)	513,349	Total \$/SF	\$17.25
Depr %	50.7%	Undepr \$/SF	109.15380

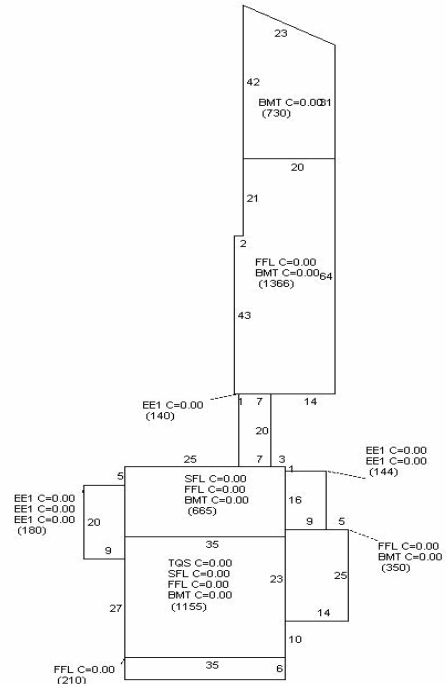
Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
BMT	BASEMENT	4,266	4,266	3,839	0	10.03	42,784
FFL	FIRST FLOOR	3,746	3,746	3,746	3,746	92.48	346,430
SFL	SECOND FLOOR	1,820	1,820	1,820	1,820	50.68	92,238
TQS	3/4 STORY	866	1,155	866	866	117.12	101,455
EE1	ENCL ENTRY	968	968	0	0	38.24	36,762
Building Totals		11,666	11,955	10,272	6,432		619,669
Parcel Totals		11,666	11,955	10,272	6,432		619,669

Remodeling

Exterior	2007
Interior	2007
Add.	2007
Kitchen	2007
Bath	2007
Plumb	2007
Electric	2007
Heating	2007
General	2007

Sketch



Mobile Home

Make	Model	Serial	Year	Color
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Alt Areas (9 of 23)

S. Area	Alt Type	% Alt	Tenants	Qual	% U
FFL	034	64		-35	100
FFL	084	36		-35	100
FFL	034	64		-35	100
FFL	084	36		-35	100
BMT	086	10		-35	100
BMT	084	90		-35	100
TQS	081	100		-35	100
SFL	084	100		-35	100
FFL	034	64		-35	100

Image



05/08/2020

Property: 21399 | Bld: 22343 | Seq: 1 | Year: 2024 | Data As Of Date: 02/21/2025 | User: apro | DB: Assess50