

COMMERCIAL PROPERTY RECORD CARD

PARCEL INFORMATION	Parcel ID #:	605136	Neighborhood:	1	Sale Date:	/ /
	Owner #1:	CHAMPLAIN OIL CO INC	Land Size:	0.25	Sale Price:	\$0
	Owner #2:		Inspect Date:	07/24/19	Last Update:	05/20/21
	Prop. Zip Code:	05143	Inspect By:	JJS		
	Description:	JIFFY MART	Reinspect:	2		
	Tax Map #:	605136.	Book:			
	Location:	39 SOUTH MAIN STREET	Page:			

VALUATION	CAMA Total:	120400	CAMA RCNLD	77900	CAMA Land	42500	Misc. Adj.:	0	Homestead:	0
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LAND	LAND ID	CALC.METHOD	LAND TYPE	AREA	GRADE	FRONTAGE	DEPTH
	1	Site	Bldg Lot	0.25	1.00	0.00	0.00
SECTION	SECTION ID	TOT FLR AREA	STOR PER SEC	SEC/PERIMET	SEC SHAPE	INC MO/GROS	INCOME RMS
	1	2081	1.00	180.00	ApprxSq	0	0
SITEIMP	SITEIMP ID	TYPE	QUALITY	QUANTITY			
	1	Water	Average	Typical			
	2	Sewer	Average	Typical			

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SECTION/	Total Floor Area:	2081	Fireproof:	.F.	Effective Age:	38
OCCUPANCY	Stories per Section:	1.00	Basement Levels :	0.00	Overall Depreciation:	38.00
	Stories per Building:	1.00	Basement Perimeter:	0.00	Physical Depreciation:	0.00
	Section Perimeter:	180.00	Basement Shape:	0	Functional Depreciation:	20.00
	Bldg. Adjustment:	0.00	Year Built:	1982	Economic Depreciation:	0.00

NOTES 2010 GL: Revalued based on year built.
 2017 GL: Removed value on canopy & tanks - both removed
 2019- Likely future use would not be for a min-mart as 2 newer mini marts were improved in close proximity with better locations. No fuel tanks property is viewed a a potential service garage or general commercial site. Rear roof has been replaced front half of roof needs to be replaced and asphalte parking area needs resurfacing.
 2021 GL: ADDED 20% FUNCTIONAL DEPRECIATION - PROPERTY VACANT > 2 YEARS AND BUILDING FIXTURES VERY OUTDATED, PER APPRAISER.

2010 GL: Revalued based on year built

	ADDITION I	RPT HEADIN	ADD UNITS	ADD COST	ADD DEPR	ADD LOC MU	ADDBASEDAT	
ADDITION	1	NoData	0.	0.	0.			
	B COMP ID	B COMP TYP	B COMP PER	B COMP UNI	B COMP GRA	B COMP OUO	B COMP OT	B COMP DEP
BSMTCOMP	1	NoData	0.	0.	0.	No Data	0.	0.
	BSMTOCC ID	B OCCUP	B OCC CLAS	B OCC TYPE	B OCC AREA	B OCC DEPT	B OCC GRAD	B OCC DEPR
BSMTOCCU	1	NoData		NoData	0.	0.	0.	0.
	COMP ID	COMP TYPE	COMP PERC	COMP UNITS	COMP GRADE	COMP UOM		
COMPONNT	1	NoData	0.	0.	0.	No Data		
	EXTWALL ID	WALL TYPE	WALL PERC	WALL UNITS	WALL GRADE			
EXT_WALL	1	SWVinylSid	100.	0.	1.			
	HEATCOOL I	HC TYPE	HC PERC	HC UNITS	HC GRADE	HC UOM		
HEATCOOL	1	CompleteHV	100.	0.	0.	No Data		
	OCC ID	OCC TYPE	OCC PERC	OCC CLASS	OCC GRADE	OCC WALL H		
OCCUPNCY	1	ServRepair	100.	D	2.	9.		