

Card 01 of 02 cards

Town of Avon Commercial Property Card

Property at 00280 ARCH ROAD

Prop ID 1090280

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Design and Layout (C) Right/Angles

OFBX

Administrative Information

Owner name: CONNECTICUT STATE OF
Second name:
Address: 450 CAPITOL AVENUE
City/state: HARTFORD CT Zip: 06134

Location Information

Map: 013 Clerk map:
Lot: 1090280 Neigh.: Zone: Vol: 49 Page: 495

Assessments

Assmt category	Qty	Amount
Commerc Land	1.00	87,500
Commerc Building	2.00	1,877,800

Vacant Resident 36.01 2,520,700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
Sale price:
Sale valid:
Values
Mkt value :
Cost value: 6,408,571

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Summary

Total assessments	4,486,000
Total exemptions	
Net assessment	4,486,000

Utilities

Water	Avon
Sewer	None
Gas	None

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	1.000	125,000	125,000			125,000	87,500
Comm Primary		43,560						
UND	51	36.010	50,000	1,800,500			3,601,000	2,520,700
Undeveloped		1,568,596						
		37.010 acres		Total land value			3,726,000	2,608,200

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	96	Stable		Basement	
Exterior Walls	10	Metal			
Roof Material	06	Metal		1st Floor	96 Stable 100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete		2nd Floor	
Interior Walls	98	Other			
Floors	01	Concrete		3rd Floor	
Heating System					
Fuel Type				4th Floor	
Construct Type	01	Wood Frame			
Grade	43	B+		Other Features	Size Qty
Garage					
Basement					
Bsmt Finish					
Air Cond					
Interior Cond	05	Good			
External Cond	05	Good			
CDU				Year Built: 1995	Eff Year Built:

Commercial Valuation Summary

Main Area: 10,024 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	96	Stable	100.00	10,024	151.88	1,522,450
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total						1,522,450
Grade	B+	Factor	1.3500			2,055,310
CDU		C&D Factor	1.00			2,055,310
Depreciation		15 %				1,747,014
Computed cost value @ 70%						1,222,910

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
C09 Stable			168.7			C		50	
Value at 70%					Value at 100%				

