

Property at 00289 ARCH ROAD

Prop ID 1090289

Printed 05-Feb-2024 9:29 AM Design and Layout (C) Right/Angles

HAAX	Administrative Information		
	Owner name:	SAINT ANN'S CHURCH OF AVON	
	Second name:		
	Address:	289 ARCH ROAD	
	City/state:	AVON CT	Zip: 06001

Location Information			
Map: 013	Clerk map:		
Lot: 1090289	Neigh.:	Zone: R40	Vol: 34 Page: 417
Assessments		Exemptions	Last sale
Assmt category	Qty	Amount	Sale date: 22-Aug-1955
Commerc Land	8.60	602,000	Sale price:
Commerc Building	2.00	3,114,870	Sale valid:
Commerc Outbldg	3.00	69,440	Values
			Mkt value :
			Cost value: 5,409,014
Summary		Utilities	Sales ratios
Total assessments	3,786,310	Water Connecticut	Cost/sale :
Total exemptions		Sewer None	Mkt/sale :
Net assessment	3,786,310	Gas None	Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	8.600	100,000	860,000		860,000	602,000
Comm Primary	374,616						
8.600 acres				Total land value		860,000	602,000

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	92	Church	Basement	92 Church	71.00
Exterior Walls	02	BR/CB			
Roof Material	01	Asphalt Shingles	1st Floor	92 Church	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	92 Church	8.00
Interior Walls	04	Panel			
Floors	04	Tile	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	50	A	Other Features	Size	Qty
Garage					
Basement	02	Partial			
Bsmt Finish	03	Full Finished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU			Year Built: 1957	Eff Year Built:	

Commercial Valuation Summary

Main Area:		15,640	Construction Type: Wood Frame			
Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	92	Church	71.00	11,104	109.69	1,218,000
1st Floor	92	Church	100.00	15,640	146.25	2,287,350
2nd Floor	92	Church	8.00	1,251	117.00	146,370
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total						3,651,720
Grade	A	Factor	1.5500			5,660,170
CDU		C&D Factor	1.00			5,660,170
Depreciation		30 %				3,962,119
		Computed cost value @ 70%				2,773,483

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			80,000	2.30	2011	C	184,000	50	92,000
RS1 Frame	12	22	264	30.00	2004	C	7,920	50	4,000
Utility Shed									
RS1 Frame	12	18	216	30.00		C	6,480	50	3,200
Utility Shed									
Value at 70%		69,440					Value at 100%		99,200

Scale: 1" = 28.51 feet