

Property at 00308 ARCH ROAD

Prop ID 1090308

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

Administrative Information

Owner name: THREE HUNDRED EIGHT ARCH
Second name: ROAD LLC
Address: 308 ARCH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 21 001
Lot: 1090308 Neigh.: Zone: RI Vol: 625 Page: 604

Assessments

Assmt category	Qty	Amount
Commerc Land	2.00	175,000
Commerc Outbldg	3.00	56,840
Commerc Building	2.00	510,870

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Jul-1950
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 1,140,500

Summary

Total assessments	798,350
Total exemptions	
Net assessment	798,350

Utilities

Water	None
Sewer	None
Gas	None

Sales ratios

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

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	2.000	125,000	250,000		250,000	175,000
Comm Primary		87,120					

UND	52	3.974	20,000	79,480		79,480	55,636
Undeveloped		173,107					

5.974 acres

Total land value

329,480

230,636

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	44	Light Manufact	Basement		
Exterior Walls	01	Wood Frame			
Roof Material	05	Tar and Gravel	1st Floor	44 Light Manufact	100.00
Roof Type	05	Flat			
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	33.00
Interior Walls					
Floors	01	Concrete	3rd Floor		
Heating System	01	Hot Water			
Fuel Type	01	Oil	4th Floor		
Construct Type	01	Wood Frame			
Grade	27	C-	Other Features	Size	Qty
Garage					
Basement	04	Slab			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	03	Fair			
External Cond	03	Fair			
CDU	03	Fair			

Year Built: 1974

Eff Year Built:

Commercial Valuation Summary

Main Area: 10,176 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	44	Light Manufact	100.00	10,176	52.93	538,620
2nd Floor	53	Office Building	33.00	3,358	104.36	350,440
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value

Sub-Total

889,060

Grade	C-	Factor .9200	817,940
CDU		C&D Factor 1.00	817,940
Depreciation		50 %	408,970

Computed cost value @ 70%

286,279

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2017	C	5,760	50	2,900
Utility Shed									
AB2 Flat barn	34	70	2,380	37.75		C	89,845	50	44,900
C15 Shop	30	60	1,800	37.15		C	66,870	50	33,400
			1						
Value at 70%			56,840				Value at 100%		81,200

