

Property at 00060 AVON MEADOW LANE

Prop ID 1160060

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Administrative Information

Owner name: CARBRAY PROPERTIES LLC
Second name:
Address: 60 AVON MEADOW LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 036 Clerk map:
Lot: 1160060 Neigh.: Zone: CP-B Vol: 674 Page: 1145

Assessments

Assmt category	Qty	Amount
Commerc Condo	1.00	500,500

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 03-May-2010
Sale price: 1,075,000
Sale valid:

Values

Mkt value :
Cost value: 715,000

Summary

Total assessments	500,500
Total exemptions	
Net assessment	500,500

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .6651
Mkt/sale :
Assmt/sale: .4656

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21							
Comm Primary								

acres Total land value

Commercial Valuation Summary

Main Area: 5,000 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	91	Unfin Basement	100.00	5,000	20.00	100,000
1st Floor	55	Office Condo	100.00	5,000	100.00	500,000
2nd Floor	55	Office Condo	100.00	5,000	100.00	500,000
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
EL1 Elevator-Pass				50,000	

Sub-Total 1,100,000

Grade	Factor 1.0000	1,100,000
CDU	C&D Factor 1.00	1,100,000
Depreciation	35 %	715,000

Computed cost value @ 70% 500,500

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	55	Office Condo	Basement	91 Unfin Basement	100.00
Exterior Walls	03	BR/FR			
Roof Material	01	Asphalt Shingles	1st Floor	55 Office Condo	100.00
Roof Type	02	Hip			
Foundation	01	Poured Concrete	2nd Floor	55 Office Condo	100.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade			Other Features	Size	Qty
Garage			EL1 Elevator-Pass		
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			
Year Built: 1988			Eff Year Built:		

