Town of Avon Commercial Property Card

Property at 00040 AVON MEADOW LANE 1ST Prop ID 1161040 Printed 05-Feb-2024 9:43 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FORTY AVON MEADOW LLC
Second name: C/O DANIEL FITZPATRICK
Address: 40 AVON MEADOW LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 036 Clerk map:
Lot: 1161040 Neigh.: Zone: CP-B Vol: 523 Page: 315

Assessments

Assmt category	Qty	Amount
Commerc Condo	1.00	350,000

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Dec-1987
Sale price: 625,000
Sale valid:

Values

Mkt value :
Cost value: 500,000

Summary

Total assessments	350,000
Total exemptions	
Net assessment	350,000

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .8000
Mkt/sale :
Assmt/sale: .5600

Land Information

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

acres Total land value

Commercial Building Information

Subject	Code	Description
Primary Use	55	Office Condo
Exterior Walls	03	BR/FR
Roof Material	01	Asphalt Shingles
Roof Type	02	Hip
Foundation	05	Slab
Interior Walls	02	Drywall
Floors	02	Carpeting
Heating System	02	Forced Hot Air
Fuel Type	02	Natural Gas
Construct Type	01	Wood Frame
Grade		
Garage		
Basement		
Bsmt Finish		
Air Cond	01	Central Air
Interior Cond	05	Good
External Cond	05	Good
CDU	05	Good

Use	Description	Perc
Basement		
1st Floor	55 Office Condo	100.00
2nd Floor		
3rd Floor		
4th Floor		

Other Features	Size	Qty
EL1 Elevator-Pass		

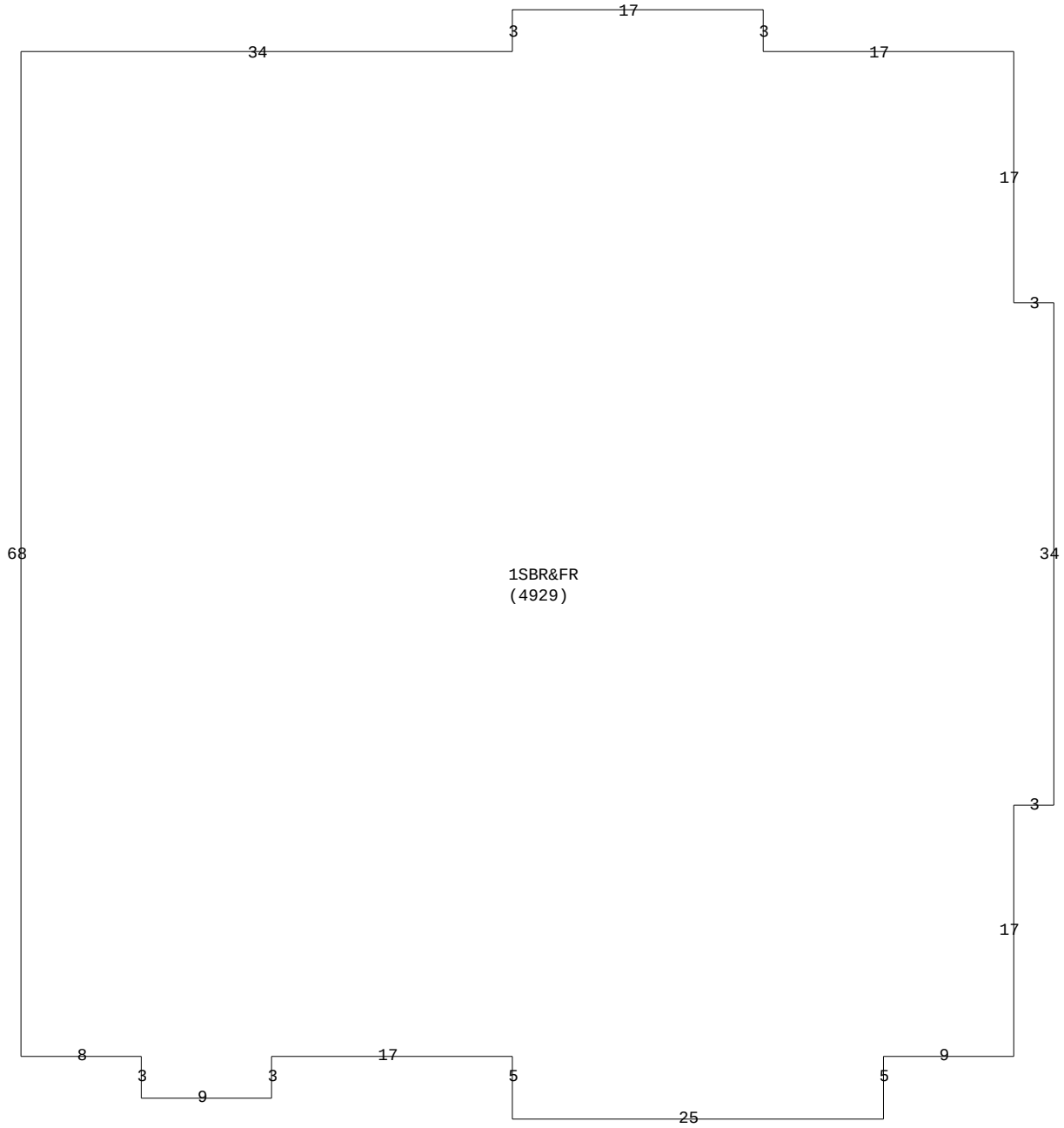
Year Built: 1987 Eff Year Built:

Commercial Valuation Summary

Main Area: 5,000 Construction Type: Wood Frame

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

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

Sub-Total		500,000
Grade	Factor 1.0000	500,000
CDU	C&D Factor 1.00	500,000
Depreciation	%	500,000
	Computed cost value @ 70%	350,000

Property at 00040 AVON MEADOW LANE 1ST Prop ID 1161040 Card 01 Scale: 1" = 11.46 feet