

Property at 00279 AVON MOUNTAIN ROAD

Prop ID 1170279

Printed 05-Feb-2024 9:47 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: JACKSON INC
Second name:
Address: P O BOX 1295
City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 10 018
Lot: 1170279 Neigh.: Zone: Vol: 037 Page: 0333

Assessments

Assmt category	Qty	Amount
Commerc Land	6.00	630,000
Commerc Building	2.00	2,572,640
Commerc Outbldg	3.00	190,260
Vacant Commerc	4.88	25,590

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Nov-1958
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 4,883,557

Summary

Total assessments	3,418,490
Total exemptions	
Net assessment	3,418,490

Utilities

Water	Connecticut
Sewer	Public sewer
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	6.000	150,000	900,000			900,000	630,000
Comm Primary		261,360						
RES	52	4.875	7,500	36,563			36,563	25,594
Residual		212,355						

10.875 acres

Total land value

936,563

655,594

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	21	Motel	Basement	86 Support Area	16.00
Exterior Walls	04	BR/MS			
Roof Material	01	Asphalt Shingles	1st Floor	21 Motel	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	21 Motel	58.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor	21 Motel	45.00
Heating System	01	Hot Water			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	02	Fire Resistant			
Grade	47	A-			
Garage					
Basement					
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Other Features	Size	Qty
EL1 Elevator-Pass		1
CP7 Canopy-Good	4,238	

Year Built: 1957	Eff Year Built:
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Commercial Valuation Summary

Main Area: 39,884 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	86	Support Area	16.00	6,381	33.23	212,040
1st Floor	21	Motel	100.00	39,884	116.44	4,644,090
2nd Floor	21	Motel	58.00	23,133	93.15	2,154,840
3rd Floor	21	Motel	45.00	17,948	93.15	1,671,860
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
EL1 Elevator-Pass				1	50,000	50,000
CP7 Canopy-Good		4,238	22.25			94,300
Sub-Total						8,827,130
Grade	A-	Factor	1.4500			12,799,340
CDU		C&D Factor	1.00			12,799,340
Depreciation		75 %				3,199,835
Computed cost value @ 70%						2,239,885

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			80,000	2.30		C	184,000	50	92,000
RP5 Pool w/ Gunite			2,164	110.5		C	239,230	50	119,600
C07 Bathhouse			952	126.5		C	120,476	50	60,200
Value at 70%		190,260	Value at 100%		271,800				

No sketch for this property

158 ROOMS

.325 ACRES CONVEYED TO 32 GUERNSEY LANE 9-20-10 VOL 611 PG 816