

Property at 00280 AVON MOUNTAIN ROAD

Prop ID 1170280

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

Administrative Information

Owner name: NORTH HOUSE REALTY LLC
Second name:
Address: 999 FARMINGTON AVE
City/state: FARMINGTON CT Zip: 06032

Location Information

Map: 015 Clerk map:
Lot: 1170280 Neigh.: Zone: CPA Vol: 687 Page: 369

Assessments

Assmt category	Qty	Amount
Commerc Land	4.00	420,000
Commerc Outbldg	1.00	64,400
Commerc Building	1.00	1,151,352
Vacant Commerc	1.09	15,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Jun-2015
Sale price: 1,850,000
Sale valid:

Values

Mkt value :
Cost value: 2,358,589

Summary

Total assessments	1,651,012
Total exemptions	
Net assessment	1,651,012

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2749
Mkt/sale :
Assmt/sale: .8924

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	4.000	150,000	600,000		600,000	420,000
Comm Primary		174,240					
UND	52	1.090	20,000	21,800		21,800	15,260
Undeveloped		47,480					

5.090 acres

Total land value

621,800

435,260

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	31	Restaurant	Basement	86 Support Area	40.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	31 Restaurant	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	31 Restaurant	12.00
Interior Walls	02	Drywall		86 Support Area	8.00
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air	4th Floor		
Fuel Type	02	Natural Gas			
Construct Type	01	Wood Frame			
Grade	50	A			
Garage					
Basement	02	Partial			
Bsmt Finish	02	Partial			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Other Features	Size	Qty
CP7 Canopy-Good	886	

Year Built: 1747	Eff Year Built:
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Commercial Valuation Summary

Main Area: 17,613 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	86	Support Area	40.00	7,045	29.91	210,720
1st Floor	31	Restaurant	100.00	17,613	107.89	1,900,270
2nd Floor	31	Restaurant	12.00	2,114	86.31	182,460
	86	Support Area	8.00	1,409	31.91	44,960
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
CP7 Canopy-Good	886	22.25			19,710

Sub-Total

2,358,120

Grade	A	Factor	1.5500	3,655,090
CDU		C&D Factor	1.00	3,655,090
Depreciation		55 %		1,644,791

Computed cost value @ 70%

1,151,354

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

Value at 70%	64,400	Value at 100%	92,000
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