

Printed 18-Dec-2025 8:54 AM Design and Layout (C) Right/Angles

Commercial Valuation Summary

Construction Type: Wood Frame

Second name:

Address: 46 AVONWOOD ROAD

City/state: AVON CT

Zip: 06001

-Location Information-

Map: 045

Clerk map:

Lot: 1220046

Neigh.: AP

Zone:

Vol: 807

Page: 795

Assessments

Exemptions

—Last sale—

Assmt category	Qty	Amount
Commerc Apt Land	46.44	3,250,800
Commerc Apartmt	3.00	22,620,60
Commerc Outbldg	3.00	103,250

Exempt	Cat	Amount
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t	Sale date: 23-Sep-2025
	Sale price:
	Sale valid:

	Values
Mkt value :	
Cost value:	37,106,643

Summary

- Utilities

- Sales ratios:

Total assessments	25,974,650
Total exemptions	
Net assessment	25,974,650

Water	Avon
Sewer	Public sewer
Gas	CNG

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Cost/sale :
Mkt/sale :
Assmt/sale:
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Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	26	46.440	100,000	4,644,000		4,644,000	3,250,800
Comm	Primary	2,022,926					

46.440 acres	Total land value	4,644,000	3,250,800
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Commercial Building Information

Subject	Code	Description	Use	Description	Percentage
Primary Use	11	Apartment	Basement		
Exterior Walls	03	BR/FR			
Roof Material	05	Tar and Gravel	1st Floor	11 Apartment	
Roof Type	05	Flat			
Foundation	01	Poured Concrete	2nd Floor	11 Apartment	
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor	11 Apartment	
Heating System	01	Hot Water			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade			Other Features	Size	Qty
Garage					
Basement					
Bsmt Finish					
Air Cond	03	Wall Units			
Interior Cond	04	Average			
External Cond	04	Average			
CDU			Year Built: 1973	Eff Year Built:	

Commercial Valuation Summary

Main Area:			Construction Type: Wood Frame			
Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	11	Apartment				
2nd Floor	11	Apartment				
3rd Floor	11	Apartment				
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total

Grade	Factor 1.0000
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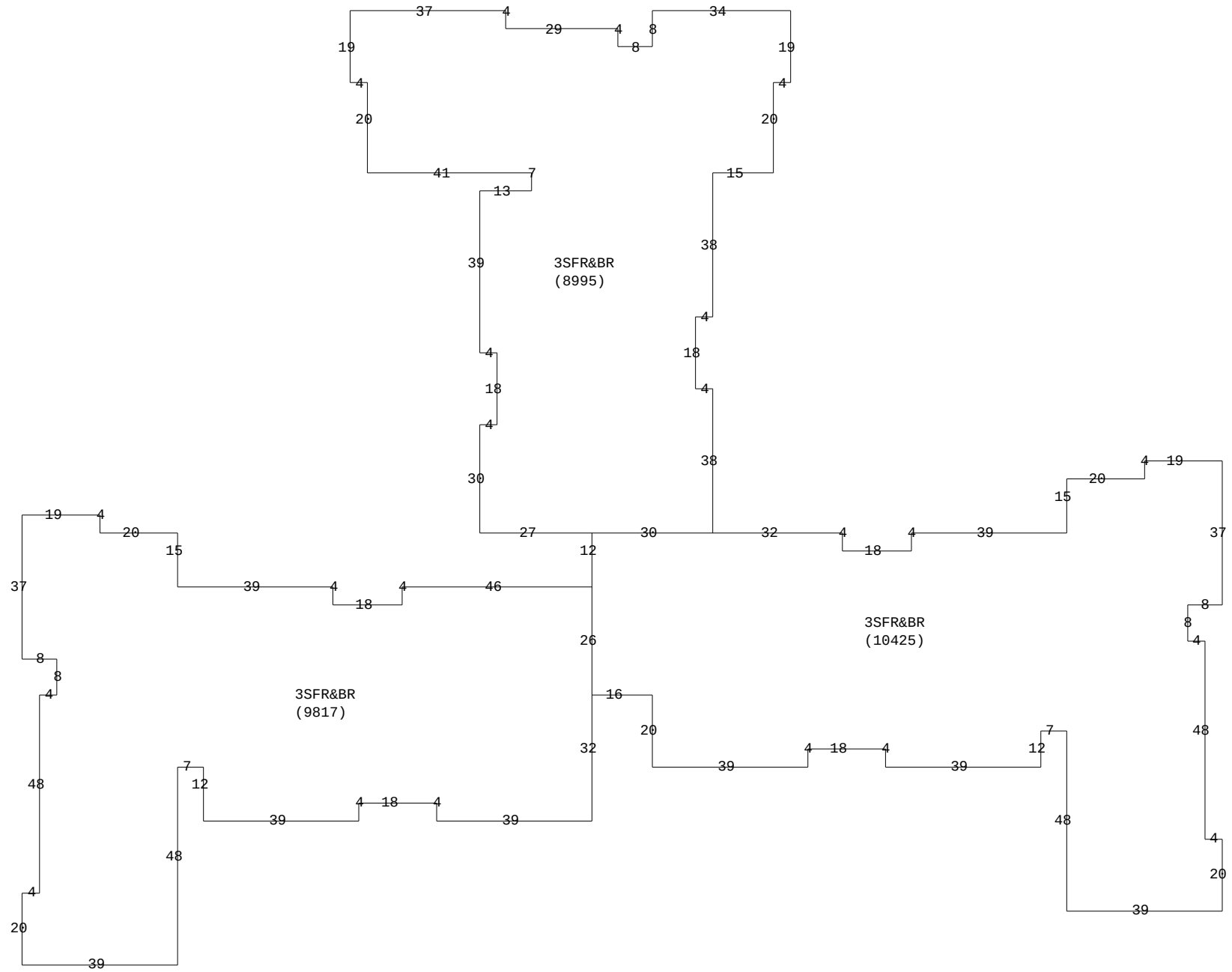
CDU	C&D Factor 3.00
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Depreciation	%
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Computed cost value @ 70%

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	30	60	1,800	86.85	1973	A	242,312	50	121,200
TC1 Asphalt Tennis court			1	35,00		C	35,000	50	17,500
C01 Garage	10	16	160	109.7		C	17,552	50	8,800
Value at 70%			103,250				Value at 100%		147,500



AVONPLACE - 188 UNITS