

Property at 00064 AVONWOOD ROAD

Prop ID 1220064

Printed 04-Jun-2026 9:21 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GAL EQUITIES LLC
 Second name:
 Address: 34 CONNECTICUT BLVD
 City/state: EAST HARTFORD CT Zip: 06108

Location Information

Map: 044 Clerk map:
 Lot: 1220064 Neigh.: Zone: RU2A Vol: 814 Page: 1262

Assessments

Assmt category	Qty	Amount
Commerc Apt Land	46.60	3,262,000
Commerc Apartmt	3.00	16,481,88
Commerc Outbldg	3.00	91,140

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-May-2026
 Sale price: 42,000,000
 Sale valid:

Values

Mkt value :
 Cost value: 28,335,743

Summary

Total assessments	19,835,020
Total exemptions	
Net assessment	19,835,020

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .6747
 Mkt/sale :
 Assmt/sale: .4723

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	26	46.600	100,000	4,660,000			4,660,000	3,262,000
Comm Primary 2,029,896								

46.600 acres Total land value 4,660,000 3,262,000

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	11	Apartment	Basement	84 Storage	66.00
Exterior Walls	03	BR/FR			
Roof Material	01	Asphalt Shingles	1st Floor	11 Apartment	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	11 Apartment	100.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor	11 Apartment	100.00
Heating System	01	Hot Water			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	33	C+	Other Features	Size	Qty
Garage	99	None	AC1 Air Conditioning	81,732	
Basement	02	Partial			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1977	Eff Year Built:	

Commercial Valuation Summary

Main Area: 27,244 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	84	Storage	66.00	17,981	29.91	537,810
1st Floor	11	Apartment	100.00	27,244	85.50	2,329,360
2nd Floor	11	Apartment	100.00	27,244	68.40	1,863,490
3rd Floor	11	Apartment	100.00	27,244	68.40	1,863,490
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
AC1 Air Conditioning	81,732	4.00			326,930

Sub-Total 6,921,080

Grade	C+	Factor	1.0800	7,474,770
CDU		C&D Factor	1.40	10,464,678
Depreciation		25 %		7,848,509

Computed cost value @ 70% 5,493,956

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
TC1 Asphalt	110	120	2	35,00		C	70,000	50	35,000
Tennis court									
RP5 Pool w/ Gunite	62	25	1,550	110.5		C	171,353	50	85,700
RS1 Frame Utility Shed	21	30	630	30.00		C	18,900	50	9,500
Value at 70%	91,140						Value at 100%	130,200	

