

Property at 00004 BAILEY ROAD

Prop ID 1240004

Printed 05-Feb-2024 12:21 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ALIANEZ LLC
Second name: C/O JOHN DARCANGELO
Address: 62 STONY CORNERS CIRCLE
City/state: AVON CT Zip: 06001

Location Information

Map: 039 Clerk map:
Lot: 1240004 Neigh.: Zone: CR Vol: 537 Page: 1197

Assessments

Assmt category	Qty	Amount
Commerc Land	.44	184,800
Commerc Building	1.00	207,090

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Mar-2006
Sale price: 630,000
Sale valid: Y

Values

Mkt value :
Cost value: 559,843

Summary

Total assessments	391,890
Total exemptions	
Net assessment	391,890

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .8886
Mkt/sale :
Assmt/sale: .6220

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.440	600,000	264,000			264,000	184,800
Comm Primary		19,166						

.440 acres Total land value 264,000 184,800

Commercial Valuation Summary

Main Area: 2,987 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	31	Restaurant	100.00	2,987	107.89	322,270
2nd Floor						
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value

Sub-Total 322,270

Grade	C+	Factor	1.0800	348,050
CDU		C&D Factor	1.00	348,050
Depreciation			15 %	295,843

Computed cost value @ 70% 207,090

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	31	Restaurant	Basement		
Exterior Walls	03	BR/FR			
Roof Material	01	Asphalt Shingles	1st Floor	31 Restaurant	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	01	Hot Water			
Fuel Type	01	Oil	4th Floor		
Construct Type	01	Wood Frame			
Grade	33	C+	Other Features	Size	Qty
Garage					
Basement	04	Slab			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1955	Eff Year Built:	

