

Card 01 of 01 card

Town of Avon Industrial Property Card

Property at 00003 CHIDSEY ROAD

Prop ID 1780003

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Design and Layout (C) Right/Angles

OHBX

Administrative Information

Owner name: CONNECTICUT STATE OF
Second name:
Address: 450 CAPITOL AVENUE
City/state: HARTFORD CT Zip: 06134

Location Information

Map: 014 Clerk map:
Lot: 1780003 Neigh.: Zone: Vol: 38 Page: 383

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Indust Land	20.60	1,071,000			Sale date: 01-Oct-1956
Indust Building	1.00	337,080			Sale price:
Indust Improvmts	2.00	93,520			Sale valid:
					Values
					Mkt value :
					Cost value: 2,145,143
					Sales ratios
Total assessments					1,501,600
Total exemptions					
Net assessment					1,501,600

Summary

Utilities

Sales ratios

Total assessments	1,501,600	Water	None	Cost/sale :
Total exemptions		Sewer	Public sewer	Mkt/sale :
Net assessment	1,501,600	Gas	None	Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	31	10.000	100,000	1,000,000		1,000,000	700,000
Comm Primary		435,600					
UND	31	10.600	50,000	530,000		530,000	371,000
Undeveloped		461,736					
20.600 acres				Total land value		1,530,000	1,071,000

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	47	Auto Service		Basement	
Exterior Walls				1st Floor	47 Auto Service 100.00
Roof Material				2nd Floor	
Roof Type				3rd Floor	
Foundation				4th Floor	
Interior Walls				Other Features	Size Qty
Floors					
Heating System					
Fuel Type					
Construct Type	02	Fire Resistant			
Grade	40	B			
Garage					
Basement					
Bsmt Finish					
Air Cond					
Interior Cond					
External Cond					
CDU					
Year Built:			Eff Year Built:		

Commercial Valuation Summary

Main Area: 6,460 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	47	Auto Service	100.00	6,460	78.88	509,560
2nd Floor						
3rd Floor						
4th Floor						
Other Features Size Rate Qty Rate Value						
Sub-Total 509,560						
Grade B Factor 1.2600 642,050						
CDU C&D Factor 1.00 642,050						
Depreciation 25 % 481,538						
Computed cost value @ 70%						337,077

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			20,000	2.30		C	46,000	50	23,000
C04 Shed	42	96	4,032	54.85	1991	C	221,155	50	110,600
Value at 70%		93,520		Value at 100%		133,600			

