

Property at 00005 CLIMAX ROAD

Prop ID 1830005

Printed 05-Feb-2024 3:40 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GRIFFIN GUILD LLC
Second name:
Address: 5 CLIMAX ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
Lot: 1830005 Neigh.: Zone: Vol: 323 Page: 693

Assessments

Assmt category	Qty	Amount
Commerc Land	.58	121,800
Commerc Building	1.00	298,537
Commerc Outbldg	1.00	6,020

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Sep-1996
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 609,081

Summary

Total assessments	426,357
Total exemptions	
Net assessment	426,357

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.580	400,000	232,000		.25	174,000	121,800
Comm Primary	25,265							

.580 acres Total land value 174,000 121,800

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	91 Unfin Basement	83.00
Exterior Walls	05	8" CB			
Roof Material	01	Asphalt Shingles	1st Floor	53 Office Building	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	83.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	33	C+			
Garage					
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Other Features	Size	Qty
CP7 Canopy-Good	512	
CP7 Canopy-Good	368	

Year Built: 1989 Eff Year Built:

Commercial Valuation Summary

Main Area: 2,640 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	91	Unfin Basement	83.00	2,191	29.91	65,530
1st Floor	53	Office Building	100.00	2,640	130.45	344,390
2nd Floor	53	Office Building	83.00	2,191	104.36	228,650
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
CP7 Canopy-Good	512	22.25			11,390
CP7 Canopy-Good	368	22.25			8,190

Sub-Total					658,150
Grade	C+	Factor	1.0800		710,800
CDU		C&D Factor	1.00		710,800
Depreciation		40 %			426,480
Computed cost value @ 70%					298,536

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			7,500	2.30		C	17,250	50	8,600
Value at 70%					6,020	Value at 100%			8,600

Scale: 1" = 8.75 feet