

Property at 00160 COUNTRY CLUB ROAD

Prop ID 1940160

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Administrative Information

Owner name: GOLF CLUB OF AVON INC
Second name:
Address: 160 COUNTRY CLUB ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map: 13 013
Lot: 1940160 Neigh.: Zone: Vol: 131 Page: 701

Assessments

Assmt category	Qty	Amount
Commerc Land	4.50	315,000
Vacant Commerc	111.51	585,430
Resident Outbldg	8.00	126,610
Commerc Building	2.00	1,883,610
Commerc Outbldg	5.00	977,540

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Nov-1945
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 5,554,557

Summary

Total assessments	3,888,190
Total exemptions	
Net assessment	3,888,190

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	4.500	200,000	900,000		.50	450,000	315,000
Comm Primary		196,020						
RES	52	111.51	7,500	836,325			836,325	585,428
Residual		4,857,376						

116.01 acres Total land value 1,286,325 900,428

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	31	Restaurant	Basement		
Exterior Walls	02	BR/CB			
Roof Material	01	Asphalt Shingles	1st Floor	31 Restaurant	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	31 Restaurant	62.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor	31 Restaurant	16.00
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	02	Fire Resistant			
Grade	33	C+	Other Features	Size	Qty
Garage			EL1 Elevator-Pass		1
Basement	04	Slab			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: Eff Year Built: 1990

Commercial Valuation Summary

Main Area: 21,605 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	31	Restaurant	100.00	21,605	119.88	2,590,010
2nd Floor	31	Restaurant	62.00	13,395	95.90	1,284,580
3rd Floor	31	Restaurant	16.00	3,457	95.90	331,530
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
EL1 Elevator-Pass				1	50,000	50,000

Sub-Total 4,256,120

Grade	C+	Factor	1.0800	4,596,610
CDU		C&D Factor	1.00	4,596,610
Depreciation		50 %		2,298,305

Computed cost value @ 70% 1,608,814

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
GC1 Golf Holes			14			B	2,205,0	50	1,102,5
PA1 Asphalt Paving			125,00	1.69		C	211,250	50	105,630
RP5 Pool w/ Gunite			2,576	64.35		C	165,766	50	82,880
C07 Bathhouse	70	23	1,610	93.75		C	150,938	50	75,470
Value at 70%			956,536				Value at 100%		1,366,480

