

Property at 00199 COUNTRY CLUB ROAD

Prop ID 1940199

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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:
Lot: 1940199 Neigh.: Zone: ROS Vol: 55 Page: 610

Assessments

Assmt category	Qty	Amount
Indust Land	1.00	56,000
Vacant Commrc	114.21	599,600
Commrc Building	1.00	226,720
Indust Improvmts	4.00	736,740

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 31-Jan-1967
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 2,312,943

Summary

Total assessments	1,619,060
Total exemptions	
Net assessment	1,619,060

Utilities

Water	None
Sewer	None
Gas	None

Sales ratios

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

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	31	1.000	80,000	80,000		80,000	56,000
Comm Primary		43,560					
RES	52	114.21	7,500	856,575		856,575	599,603
Residual		4,974,988					

115.21 acres

Total land value

936,575

655,603

Commercial Valuation Summary

Main Area: 13,125 Construction Type: Light Steel

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	47	Auto Service	100.00	13,125	70.99	931,740
2nd Floor						
3rd Floor						
4th Floor						
Other Features						
AC1		Air Conditioning	1,000	4.00		4,000

Sub-Total

935,740

Grade	C	Factor	1.0000	935,740
CDU		C&D Factor	1.00	935,740
Depreciation		65 %		327,509

Computed cost value @ 70%

229,256

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	47	Auto Service		Basement	
Exterior Walls	10	Metal			
Roof Material	06	Metal		1st Floor	47 Auto Service 100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete		2nd Floor	
Interior Walls	05	Painted Conc Blo			
Floors	01	Concrete		3rd Floor	
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas		4th Floor	
Construct Type	04	Light Steel			
Grade	30	C		Other Features	Size Qty
Garage				AC1	Air Conditioning 1,000
Basement	04	Slab			
Bsmt Finish					
Air Cond	02	Partial Central			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			
Year Built: 1988 Eff Year Built:					

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PH1 Pump House	26	26	676	62.50	1997	C	42,250	50	21,130
RS2 Metal Utility Shed	18	24	432	20.00	1988	C	8,640	50	4,320
PH1 Pump House	7	15	105	62.50	1988	C	6,563	50	3,280
GC1 Golf Holes			13			B	2,047,5	50	1,023,7
Value at 70%			736,736				Value at 100%		1,052,480

