

Property at 00280 COUNTRY CLUB ROAD

Prop ID 1940280

Printed 06-Feb-2024 9:16 AM Design and Layout (C) Right/Angles

HAAX	Administrative Information		
	Owner name: CONGREGATIONAL CHURCH IN		
	Second name: WEST AVON		
	Address: 280 COUNTRY CLUB ROAD		
	City/state: AVON CT	Zip: 06001	

Location Information			
Map: 019	Clerk map:		
Lot: 1940280	Neigh.:	Zone: R40	Vol: 214 Page: 253
Assessments		Exemptions	Last sale
Assmt category	Qty	Amount	Sale date:
Commerc Land	5.67	317,300	Sale price:
Commerc Building	1.00	1,193,550	Sale valid:
Commerc Outbldg	1.00	30,590	Values
			Mkt value :
			Cost value: 2,202,057
Summary		Utilities	Sales ratios
Total assessments	1,541,440	Water Connecticut	Cost/sale :
Total exemptions		Sewer None	Mkt/sale :
Net assessment	1,541,440	Gas None	Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	5.666	80,000	453,280		453,280	317,296
Comm Primary	246,811						
5.666 acres				Total land value	453,280	317,296	

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	92	Church	Basement	91 Unfin Basement	78.00
Exterior Walls	01	Wood Frame		86 Support Area	22.00
Roof Material	01	Asphalt Shingles	1st Floor	92 Church	100.00
Roof Type	01	Gable			
Foundation	03	Field Stone	2nd Floor	92 Church	22.00
Interior Walls	01	Plaster			
Floors			3rd Floor		
Heating System			4th Floor		
Fuel Type					
Construct Type	01	Wood Frame	Other Features		
Grade	40	B	Size		
Garage			Qty		
Basement					
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU			Year Built: 1848	Eff Year Built:	

Commercial Valuation Summary

Main Area:		13,405	Construction Type: Wood Frame			
Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	91	Unfin Basement	78.00	10,456	29.91	312,740
	86	Support Area	22.00	2,949	29.91	88,200
1st Floor	92	Church	100.00	13,405	146.25	1,960,480
2nd Floor	92	Church	22.00	2,949	117.00	345,030
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total						2,706,450
Grade	B	Factor	1.2600			3,410,130
CDU		C&D Factor	1.00			3,410,130
Depreciation		50 %				1,705,065
Computed cost value @ 70%						1,193,546

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			38,000	2.30		C	87,400	50	43,700
Value at 70%			30,590	Value at 100%			43,700		

