

Property at 00281 COUNTRY CLUB ROAD

Prop ID 1940281

Printed 03-Feb-2026 2:53 PM Design and Layout (C) Right/Angles

Administrative Information						
BAAX	Owner name: AVON TOWN OF					
	Second name:					
	Address: 60 WEST MAIN STREET					
	City/state: AVON CT				Zip: 06001	
Location Information						
Map: 019		Clerk map:				
Lot: 1940281		Neigh.:		Zone:		Vol: 126 Page: 245
Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-Oct-1981
Commerc Land	3.00	315,000				Sale price:
Vacant Commerc	.80	4,200				Sale valid:
Commerc Building	1.00	7,735,800				Values
					Mkt value :	
					Cost value: 11,507,143	
Summary			Utilities		Sales ratios	
Total assessments	8,055,000		Water	Connecticut	Cost/sale :	
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	8,055,000		Gas	CNG	Assmt/sale:	

Land Information

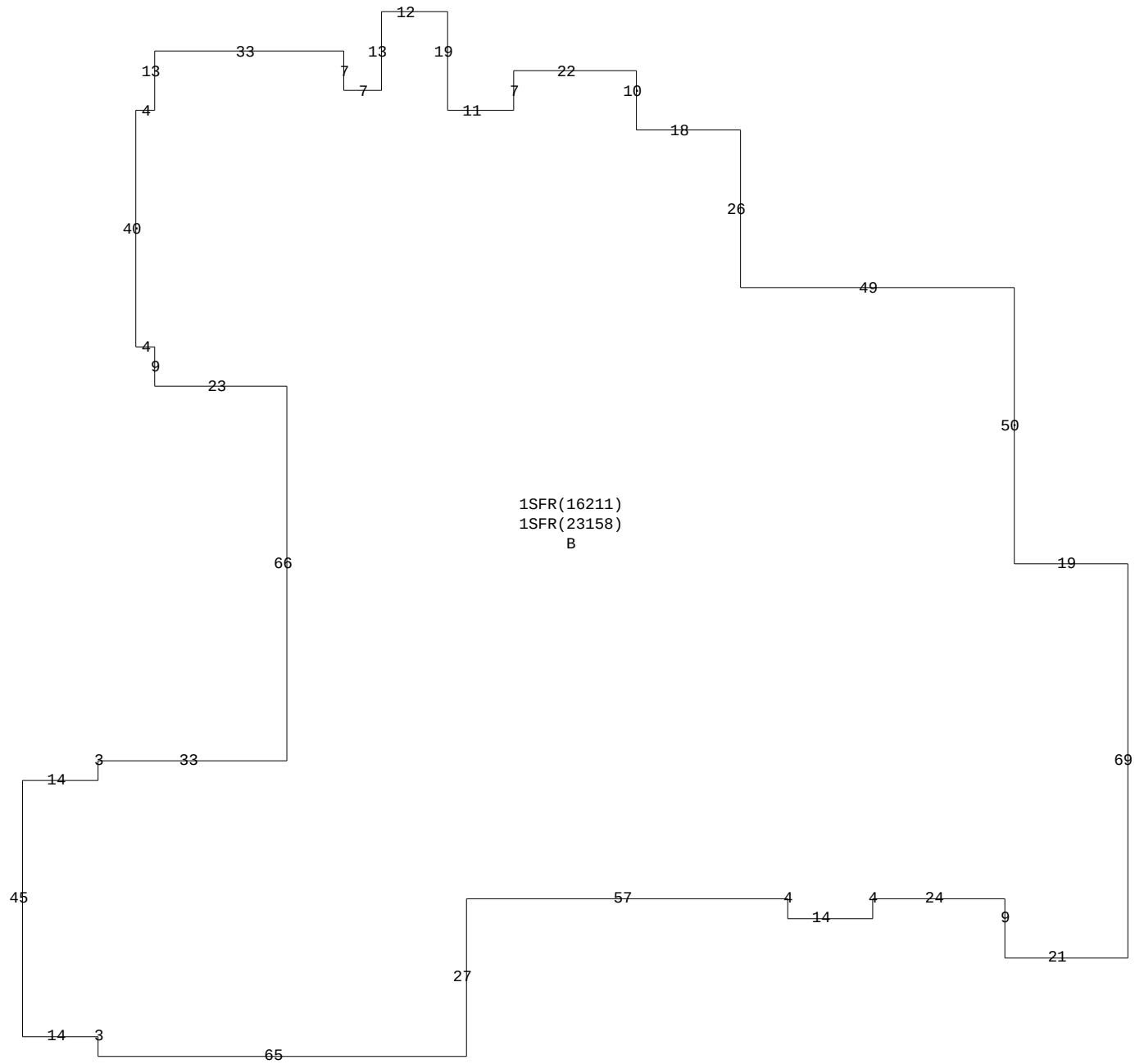
Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	3.000	150,000	450,000		450,000	315,000
Comm Primary		130,680					
RES	52	.800	7,500	6,000		6,000	4,200
Residual		34,848					
3.800 acres				Total land value		456,000	319,200

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement		
Exterior Walls	03	BR/FR			
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	70.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	02	Fire Resistant			
Grade	50	A	Other Features	Size	Qty
Garage					
Basement					
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU			Year Built: 1982	Eff Year Built: 2012	

Commercial Valuation Summary

Main Area: 23,158		Construction Type: Fire Resistant				
Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	53	Office Building	100.00	23,158	144.94	3,356,520
2nd Floor	53	Office Building	70.00	16,211	149.07	2,416,570
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total						5,773,090
Grade	A	Factor 1.5500				8,948,290
CDU		C&D Factor 1.30				11,632,777
Depreciation		5 %				11,051,138
		Computed cost value @ 70%				7,735,797



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