

Card 01 of 01 card

Town of Avon Commercial Property Card

Property at 00022 DALE ROAD

40N

Prop ID 2020022

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Design and Layout (C) Right/Angles

Administrative Information

Owner name: TWENTY TWO DALE ROAD LLC
Second name:
Address: 60 GIBRALTAR LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 2020022 Neigh.: Zone: CR Vol: 696 Page: 872

Assessments

Assmt category	Qty	Amount
Commerc Land	1.25	218,750
Commerc Building	1.00	1,064,130
Commerc Outbldg	1.00	8,050

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Apr-2016
Sale price: 715,000
Sale valid:
Values
Mkt value :
Cost value: 1,846,657

Summary

Total assessments 1,292,660
Total exemptions
Net assessment 1,292,660

Utilities

Water None
Sewer Public sewer
Gas CNG

Sales ratios

Cost/sale : 2.5827
Mkt/sale :
Assmt/sale: 1.8079

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	1.250	250,000	312,500			312,500	218,750
Comm Primary		54,450						
RES	52	.330	7,500	2,475			2,475	1,733
Residual		14,375						
1.580 acres				Total land value			314,975	220,483

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	52	Medical Office	Basement		
Exterior Walls	01	Wood Frame			
Roof Material	05	Tar and Gravel	1st Floor	52 Medical Office	50.00
Roof Type	05	Flat		53 Office Building	50.00
Foundation	01	Poured Concrete	2nd Floor	52 Medical Office	50.00
Interior Walls	02	Drywall		53 Office Building	50.00
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air	4th Floor		
Fuel Type	02	Natural Gas			
Construct Type	02	Fire Resistant			
Grade	40	B	Other Features	Size	Qty
Garage			EL1 Elevator-Pass		1
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond	06	Ductless Split U			
Interior Cond	05	Good			
External Cond	05	Good			
CDU			Year Built: 2019	Eff Year Built:	

Commercial Valuation Summary

Main Area: 6,400 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	52	Medical Office	50.00	3,200	168.63	539,620
	53	Office Building	50.00	3,200	144.94	463,810
2nd Floor	52	Medical Office	50.00	3,200	134.90	431,680
	53	Office Building	50.00	3,200	115.95	371,040
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
EL1 Elevator-Pass				1	50,000	50,000
Sub-Total						1,856,150
Grade	B	Factor	1.2600			2,338,750
CDU		C&D Factor	1.00			2,338,750
Depreciation		35 %				1,520,188
Computed cost value @ 70%						1,064,132

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			10,000	2.30		C	23,000	50	11,500
Value at 70%			8,050	Value at 100%			11,500		

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(6400)

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