

Property at 00040 DALE ROAD

Prop ID 2020040

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Administrative Information

Owner name: FORTY DALE ROAD LLC
Second name: C/O MICHAEL FISH
Address: 302 WEST MAIN STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 2020040 Neigh.: Zone: OP Vol: 632 Page: 589

Assessments

Assmt category	Qty	Amount
Commerc Land	1.00	175,000
Commerc Outbldg	1.00	20,160
Commerc Building	1.00	1,077,391
Vacant Commerc	1.04	7,280

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Nov-2011
Sale price: 1,587,000
Sale valid:

Values

Mkt value :
Cost value: 1,828,330

Summary

Total assessments	1,279,831
Total exemptions	
Net assessment	1,279,831

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1521
Mkt/sale :
Assmt/sale: .8064

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	1.000	250,000	250,000			250,000	175,000
Comm Primary		43,560						
RES	52	1.040	7,500	7,800			10,400	7,280
Residual		45,302						

2.040 acres

Total land value

260,400

182,280

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	91 Unfin Basement	100.00
Exterior Walls	03	BR/FR			
Roof Material	05	Tar and Gravel	1st Floor	53 Office Building	100.00
Roof Type	05	Flat			
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	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	30	C	Other Features	Size	Qty
Garage	99	None	SS1 Wet Sprinkler		
Basement	01	Full	EL1 Elevator-Pass		1
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			
			Year Built: 1988	Eff Year Built:	

Commercial Valuation Summary

Main Area: 10,296 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	91	Unfin Basement	100.00	10,296	33.23	342,140
1st Floor	53	Office Building	100.00	10,296	144.94	1,492,300
2nd Floor	53	Office Building	50.00	5,148	115.95	596,910
3rd Floor	53	Office Building	50.00	5,148	115.95	596,910
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
SS1 Wet Sprinkler			2.10			
EL1 Elevator-Pass				1	50,000	50,000

Sub-Total

3,078,260

Grade	C	Factor	1.0000	3,078,260
CDU		C&D Factor	1.00	3,078,260
Depreciation		50 %		1,539,130

Computed cost value @ 70% 1,077,391

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			25,000	2.30		C	57,500	50	28,800
Value at 70%		20,160					Value at 100%		28,800

