

Property at 00044 DALE ROAD 40S Prop ID 2020044 Printed 06-Feb-2024 10:12 AM Design and Layout (C) Right/Angles

Administrative Information			
Owner name:	FORTY FOUR DALE ROAD LLC		
Second name:			
Address:	302 WEST MAIN STREET STE 155		
City/state:	AVON CT	Zip:	06001

Location Information			
Map: 006	Clerk map:		
Lot: 2020044	Neigh.:	Zone: OP	Vol: 647 Page: 546
Assessments		Exemptions	
Assmt category	Qty Amount	Exempt Cat	Amount
Commerc Land	2.00 350,000		
Commerc Outbldg	1.00 32,200		
Commerc Building	1.00 1,616,334		
Vacant Commerc		1.45	7,610
Summary		Utilities	
Total assessments	2,006,144	Water	Connecticut
Total exemptions		Sewer	Public sewer
Net assessment	2,006,144	Gas	None

Land Information						
Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value 70% Value
CPRI	21	2.000	250,000	500,000		500,000 350,000
Comm Primary		87,120				
RES	52	1.450	7,500	10,875		10,875 7,613
Residual		63,162				
3.450 acres		Total land value		510,875		357,613

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	100.00	
Interior Walls	02	Drywall				
Floors	02	Carpeting	3rd Floor			
Heating System	07	Hydro Air				
Fuel Type	02	Natural Gas	4th Floor			
Construct Type	02	Fire Resistant				
Grade	30	C	Other Features		Size	Qty
Garage			EL1 Elevator-Pass			1
Basement						
Bsmt Finish						
Air Cond	01	Central Air				
Interior Cond	05	Good				
External Cond	05	Good				
CDU	05	Good				
Year Built: 1985			Eff Year Built:			

Commercial Valuation Summary						
Main Area:		14,104	Construction Type: Fire Resistant			
Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	91	Unfin Basement	100.00	14,104	33.23	468,680
1st Floor	53	Office Building	100.00	14,104	144.94	2,044,230
2nd Floor	53	Office Building	100.00	14,104	115.95	1,635,360
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
EL1 Elevator-Pass				1	50,000	50,000
Sub-Total						4,198,270
Grade	C	Factor	1.0000			4,198,270
CDU		C&D Factor	1.00			4,198,270
Depreciation		45 %				2,309,049
Computed cost value @ 70%						1,616,334

Outbuilding Information								
Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr Value
PA1 Asphalt Paving			40,000	2.30		C	92,000	50 46,000
Value at 70%			32,200	Value at 100%				46,000

