

Property at 00001 EAST MAIN STREET

Prop ID 2140001

Printed 06-Feb-2024 10:53 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: AVON VILLAGE MARKETPLACE LLC
Second name:
Address: 170 PANE ROAD
City/state: NEWINGTON CT Zip: 06111

Location Information

Map: 008 Clerk map:
Lot: 2140001 Neigh.: Zone: CS Vol: 726 Page: 1195

Assessments

Assmt category	Qty	Amount
Commerc Land	4.00	840,000
Commerc Building	11.00	1,464,050
Commerc Outbldg	1.00	20,710
Vacant Commerc	.62	8,650

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Mar-2019
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 3,333,443

Summary

Total assessments	2,333,410
Total exemptions	
Net assessment	2,333,410

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	4.000	400,000	1,600,000		.25	1,200,000	840,000
Comm Primary		174,240						
UND	52	.618	20,000	12,360			12,360	8,652
Undeveloped		26,920						

4.618 acres Total land value 1,212,360 848,652

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement	84 Storage	86.00
Exterior Walls	02	BR/CB			
Roof Material	05	Tar and Gravel	1st Floor	34 Retail	100.00
Roof Type	05	Flat			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type			4th Floor		
Construct Type	01	Wood Frame			
Grade	30	C	Other Features	Size	Qty
Garage			LD1 Loading Dock	285	
Basement	01	Full			
Bsmt Finish	03	Full Finished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1930	Eff Year Built:	

Commercial Valuation Summary

Main Area: 7,185 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	84	Storage	86.00	6,179	29.91	184,810
1st Floor	34	Retail	100.00	7,185	84.38	606,270
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
LD1 Loading Dock		285	11.00			3,140

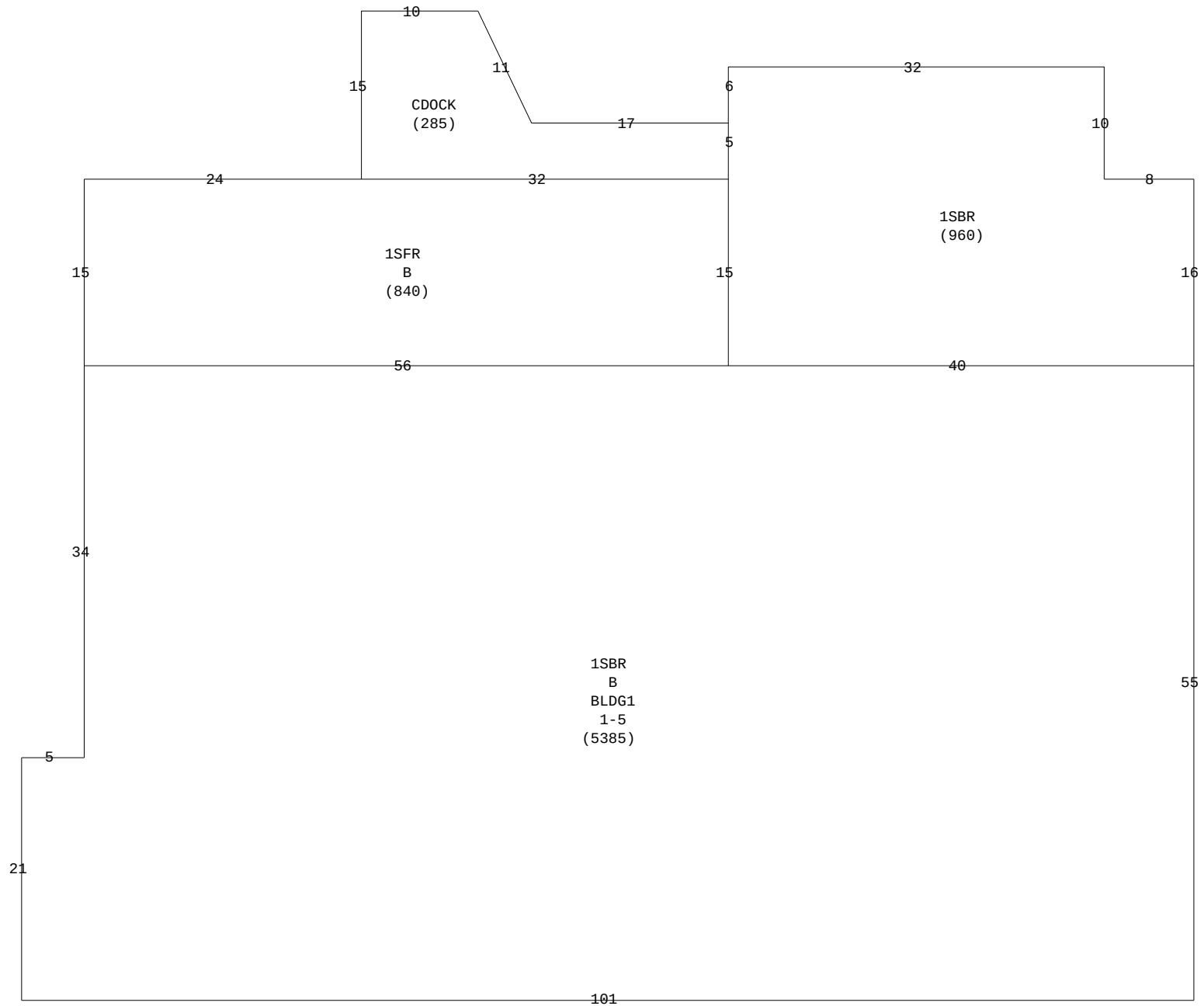
Sub-Total 794,220

Grade	C	Factor	1.0000	794,220
CDU		C&D Factor	1.00	794,220
Depreciation		45 %		436,821

Computed cost value @ 70% 305,775

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			35,000	1.69	2000	C	59,150	50	29,580
Value at 70%			20,706				Value at 100%		29,580



SALE 4/18/13 V659 P645 INCLUDES BLDG #1 THRU #31 (11 BLDGS, 4.618 ACS)
SALE 3/14/19 V 726 P 1195 INCLS #2140033 BLDGS 1-45 \$7,640,000