

Property at 00010 EAST MAIN STREET

Prop ID 2140010

Printed 06-Feb-2024 10:55 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TEN EAST MAIN ST AVON LLC
Second name:
Address: 10 EAST MAIN STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
Lot: 2140010 Neigh.: Zone: CS Vol: 672 Page: 839

Assessments

Assmt category	Qty	Amount
Commerc Land	.12	105,000
Commerc Building	1.00	116,150
Commerc Outbldg	1.00	2,650

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 10-Apr-2014
Sale price: 270,000
Sale valid:

Values

Mkt value :
Cost value: 319,714

Summary

Total assessments	223,800
Total exemptions	
Net assessment	223,800

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1841
Mkt/sale :
Assmt/sale: .8289

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.120						
Comm Primary		5,227						

.120 acres

Total land value

Commercial Valuation Summary

Main Area: 2,213 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	34	Retail	100.00	2,213	84.38	186,730
2nd Floor	81	Mixed Use Apart	48.00	1,062	68.40	72,640
3rd Floor	86	Support Area	18.00	398	31.91	12,700
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
CP6 Canopy-Average	294	15.25			4,480

Sub-Total	276,550
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Grade	C	Factor	1.0000	276,550
CDU		C&D Factor	1.00	276,550
Depreciation		40 %		165,930

Computed cost value @ 70%	116,151
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Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement		
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	34 Retail	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	81 Mixed Use Apart	48.00
Interior Walls	01	Plaster			
Floors	05	Vinyl Tile	3rd Floor	86 Support Area	18.00
Heating System	01	Hot Water			
Fuel Type	01	Oil	4th Floor		
Construct Type	01	Wood Frame			
Grade	30	C	Other Features	Size	Qty
Garage	21	Attached 1 car	CP6 Canopy-Average	294	
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	03	Fair			
External Cond	03	Fair			
CDU	03	Fair			
Year Built:		Eff Year Built:			

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	10	19	190	39.74		C	7,551	50	3,780
Block Detach Garage									

Value at 70% 2,646

Value at 100% 3,780

