

Property at 00012 EAST MAIN STREET

Prop ID 2140012

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

Administrative Information

Owner name: ZUMBROSKI BERNARD A REVOC
Second name: TRUST INDENTURE
Address: 53 LAWRENCE AVENUE
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
Lot: 2140012 Neigh.: Zone: CS Vol: 053 Page: 641

Assessments

Assmt category	Qty	Amount
Commerc Land	.33	70,000
Commerc Building	1.00	7,230

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Jun-1966
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 110,329

Summary

Total assessments	77,230
Total exemptions	
Net assessment	77,230

Utilities

Water	Connecticut
Sewer	None
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	.330						
Comm Primary		14,375						

.330 acres

Total land value

Commercial Valuation Summary

Main Area: 288 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value	
Basement							
1st Floor	34	Retail	100.00	288	84.38	24,300	
2nd Floor							
3rd Floor							
4th Floor							
Other Features			Size	Rate	Qty	Rate	Value

Sub-Total 24,300

Grade	D+	Factor .8500	20,660
CDU		C&D Factor 1.00	20,660
Depreciation		50 %	10,330

Computed cost value @ 70% 7,231

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	05	Slab	2nd Floor			
Interior Walls	01	Plaster				
Floors	04	Tile	3rd Floor			
Heating System	02	Forced Hot Air				
Fuel Type	02	Natural Gas	4th Floor			
Construct Type	01	Wood Frame				
Grade	23	D+	Other Features		Size	Qty
Garage						
Basement	04	Slab				
Bsmt Finish						
Air Cond	99	None				
Interior Cond	03	Fair				
External Cond	03	Fair				
CDU	03	Fair	Year Built: 1820		Eff Year Built:	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

