

Property at 00028 EAST MAIN STREET

Prop ID 2140028

Printed 06-Feb-2024 10:56 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BAS REAL ESTATE HOLDINGS LLC
Second name:
Address: 28 EAST MAIN STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
Lot: 2140028 Neigh.: Zone: CS Vol: 759 Page: 139

Assessments

Assmt category	Qty	Amount
Commerc Condo	1.00	129,220

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 06-May-2021
Sale price: 250,000
Sale valid:

Values

Mkt value :
Cost value: 184,600

Summary

Total assessments	129,220
Total exemptions	
Net assessment	129,220

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .7384
Mkt/sale :
Assmt/sale: .5169

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21		400,000				400,000	280,000
Comm Primary								

acres	Total land value	400,000	280,000
-------	------------------	---------	---------

Commercial Valuation Summary

Main Area: 1,420 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	55	Office Condo	100.00	1,420	30.00	42,600
1st Floor	55	Office Condo	100.00	1,420	100.00	142,000
2nd Floor						
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
----------------	------	------	-----	------	-------

Sub-Total	184,600
-----------	---------

Grade	Factor 1.0000	184,600
CDU	C&D Factor 1.00	184,600
Depreciation	%	184,600

Computed cost value @ 70%	129,220
---------------------------	---------

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	55	Office Condo	Basement	55 Office Condo	100.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	55 Office Condo	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors			3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	01	Oil	4th Floor		
Construct Type	01	Wood Frame			
Grade			Other Features	Size	Qty
Garage	99	None			
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built:	Eff Year Built:	

