# Town of Avon Commercial Property Card

Property at 00032 EAST MAIN STREET | Prop ID 2140032 | Printed 06-Feb-2024 10:56 AM | Design and Layout (C) Right/Angles

## Administrative Information

Owner name: THIRTY TWO EAST MAIN LLC
Second name:
Address: 32 EAST MAIN ST UNIT 2
City/state: AVON CT Zip: 06001

## Location Information

Map: 008 Clerk map:
Lot: 2140032 Neigh.: Zone: CS Vol: 717 Page: 225

### Assessments

| Assmt category | Qty | Amount |
|---|---|---|
| Commerc Condo | 1.00 | 482,930 |

### Exemptions

| Exempt | Cat | Amount |
|---|---|---|

### Last sale

Sale date: 05-Mar-2018
Sale price: 600,000
Sale valid:

### Values

Mkt value :
Cost value: 689,900

### Summary

| | |
|---|---|
| Total assessments | 482,930 |
| Total exemptions | |
| Net assessment | 482,930 |

### Utilities

| | |
|---|---|
| Water | Connecticut |
| Sewer | Public sewer |
| Gas | None |

### Sales ratios

Cost/sale : 1.1498
Mkt/sale :
Assmt/sale: .8049

## 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 Building Information

| Subject | Code | Description |
|---|---|---|
| Primary Use | 55 | Office Condo |
| Exterior Walls | 01 | Wood Frame |
| Roof Material | 01 | Asphalt Shingles |
| Roof Type | 01 | Gable |
| Foundation | 01 | Poured Concrete |
| Interior Walls | 02 | Drywall |
| Floors | | |
| Heating System | 02 | Forced Hot Air |
| Fuel Type | 01 | Oil |
| Construct Type | 01 | Wood Frame |
| Grade | | |
| Garage | 99 | None |
| Basement | 01 | Full |
| Bsmt Finish | 01 | Unfinished |
| Air Cond | 01 | Central Air |
| Interior Cond | 03 | Fair |
| External Cond | 03 | Fair |
| CDU | 03 | Fair |

| Use | | Description | Perc |
|---|---|---|---|
| Basement | | | |
| 1st Floor | 55 | Office Condo | 100.00 |
| 2nd Floor | 55 | Office Condo | 80.00 |
| 3rd Floor | | | |
| 4th Floor | | | |

| Other Features | Size | Qty |
|---|---|---|

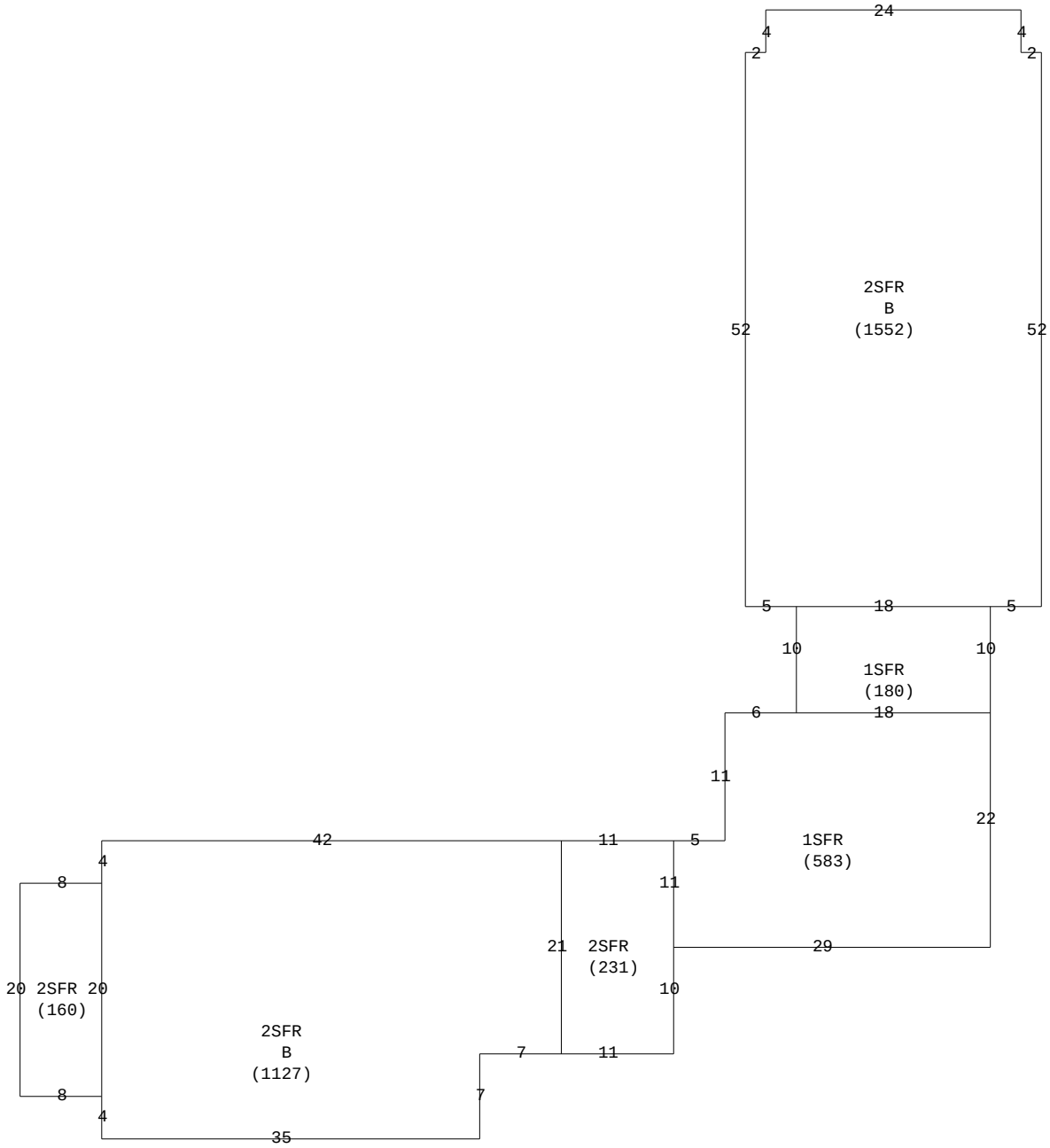
Year Built: 1984 Eff Year Built:

## Commercial Valuation Summary

Main Area: 3,833 Construction Type: Wood Frame

| Subject | Code | Description | Perc | AdjSF | AdjRate | Net Value |
|---|---|---|---|---|---|---|
| Basement | | | | | | |
| 1st Floor | 55 | Office Condo | 100.00 | 3,833 | 100.00 | 383,300 |
| 2nd Floor | 55 | Office Condo | 80.00 | 3,066 | 100.00 | 306,600 |
| 3rd Floor | | | | | | |
| 4th Floor | | | | | | |

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

| | | |
|---|---|---|
| Sub-Total | | 689,900 |
| Grade | Factor 1.0000 | 689,900 |
| CDU | C&D Factor 1.00 | 689,900 |
| Depreciation | % | 689,900 |
| | Computed cost value @ 70% | 482,930 |

Property at 00032 EAST MAIN STREET Prop ID 2140032 Card 01 Scale: 1" = 15.84 feet