

Property at 00033 EAST MAIN STREET

Prop ID 2140033

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

Administrative Information

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

Location Information

Map: 008 Clerk map:
 Lot: 2140029 Neigh.: Zone: CS Vol: 726 Page: 1195

Assessments

Assmt category	Qty	Amount
Commerc Land	1.34	280,770
Commerc Building	6.00	1,024,490
Commerc Outbldg	1.00	23,660
Vacant Commerc	1.00	14,000

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Mar-2019
 Sale price:
 Sale valid:
 Values
 Mkt value :
 Cost value: 1,918,457

Summary

Total assessments	1,342,920
Total exemptions	
Net assessment	1,342,920

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	1.337	400,000	534,800		.25	300,000	210,000
Comm Primary		58,240						
UND	52	1.000	20,000	20,000			20,000	14,000
Undeveloped		43,560						

2.337 acres

Total land value

320,000

224,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	Garage cars
Interior Walls	02	Drywall	Bedrooms	Unfinished area
Floors		Unknown	Family Rooms	Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	2 Masonry trim sf
Fuel		Unknown	Half Baths	1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	Rec Room Size
Grade	33	C+	Whirlpools	Living area 2,356
Garage	99	None	Saunas	# Living Units
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1920	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	672	159,510
Basement	Full				
Heating	Yes	A/C Yes			4,840
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	6,000
Attic	None		Attic size:		
Additions					97,086
Other Features					

Sub-Total					267,436
Grade	C+	Factor 1.0800			288,831
CDU		C&D Factor 1.00			288,831
Depreciation		35 %			187,740
		Computed cost value @ 70%			131,418

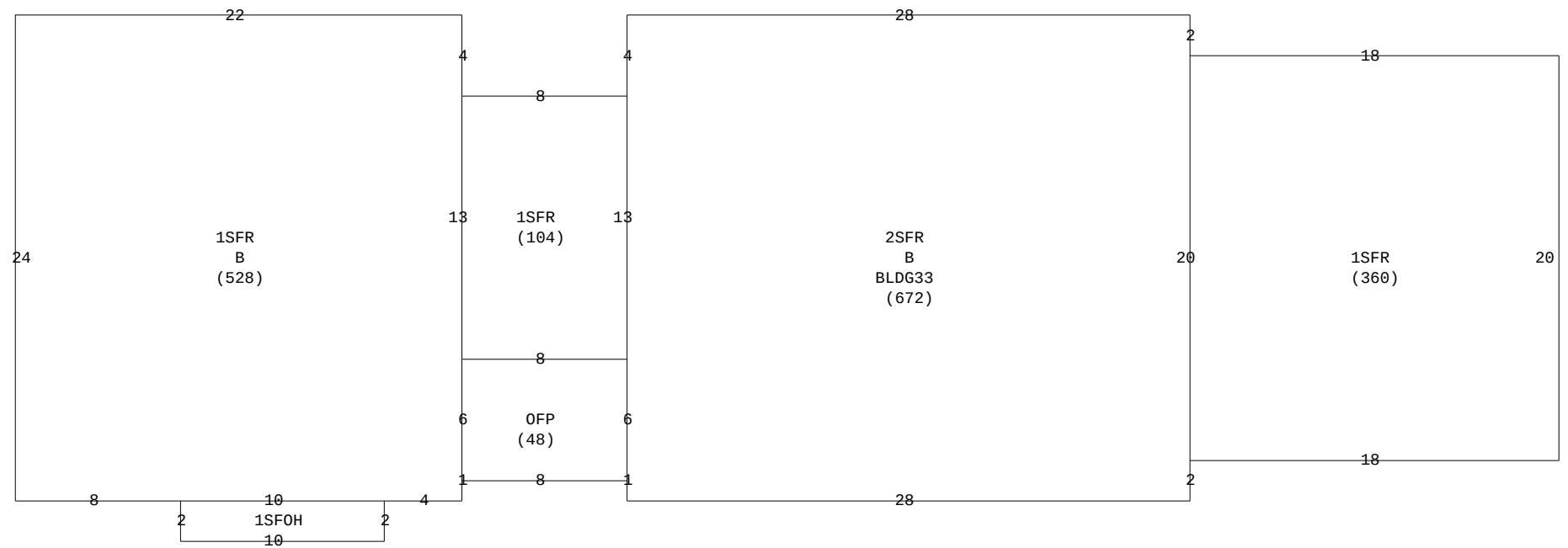
Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	528	44,775
L Living Area	BSMT Basement addition	528	7,207
L Living Area	AIR Air conditioning	528	1,189
L Living Area	FRFF Frame first floor	104	8,819
L Living Area	AIR Air conditioning	104	234
L Living Area	FRFF Frame first floor	360	30,528
L Living Area	AIR Air conditioning	360	811
L Living Area	OVER Frame Overhang	20	1,357
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,166

Total additions 97,086

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			40,000	1.69		C	67,600	50	33,800
Value at 70%			23,660				Value at 100%		33,800



SALE 4/18/13 V659 P645 INCLUDES BLDG #33 THRU #45 (6 BLDGS, 2.337 ACS)
SALE 3/14/19 V 726 P 1195 INCL #2140001 BLDGS 1-45 \$7,640,000