

Card 01 of 03 cards

Town of Avon Commercial Property Card

Property at 00056 EAST MAIN STREET

Prop ID 2140056

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Administrative Information

Owner name: AVON PROPERTIES LLC
Second name:
Address: 56 EAST MAIN STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map: 95 091
Lot: 2140056 Neigh.: Zone: CS Vol: 346 Page: 306

Assessments

Assmt category	Qty	Amount
Commerc Land	3.00	1,050,000
Vacant Commerc	1.82	9,530
Commerc Outbldg	1.00	1,270
Commerc Building	3.00	2,082,520

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-May-1989
Sale price: 600,000
Sale valid:

Values

Mkt value :
Cost value: 4,490,457

Summary

Total assessments 3,143,320
Total exemptions
Net assessment 3,143,320

Utilities

Water Connecticut
Sewer Public sewer
Gas None

Sales ratios

Cost/sale : 7.4841
Mkt/sale :
Assmt/sale: 5.2389

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	3.000	400,000	1,200,000			400,000	280,000
Comm Primary		130,680						
RES	52	1.815	7,500	13,613			13,613	9,529
Residual		79,061						
4.815 acres				Total land value			413,613	289,529

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement		
Exterior Walls	03	BR/FR			
Roof Material	01	Asphalt Shingles	1st Floor	34 Retail	100.00
Roof Type	02	Hip			
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	97.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	02	Fire Resistant			
Grade	40	B	Other Features	Size	Qty
Garage					
Basement	04	Slab			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1984	Eff Year Built:	

Commercial Valuation Summary

Main Area: 5,228 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	34	Retail	100.00	5,228	93.75	490,130
2nd Floor	53	Office Building	97.00	5,071	115.95	587,980
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total 1,078,110						
Grade	B	Factor	1.2600			1,358,420
CDU		C&D Factor	1.00			1,358,420
Depreciation		30 %				950,894
Computed cost value @ 70%						665,626

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			45,000	1.69		C	76,050	50	38,030
Value at 70% 26,621 Value at 100% 38,030									

