

Property at 00075 EAST MAIN STREET

Prop ID 2140075

Printed 06-Feb-2024 10:58 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: AVON PROPERTY HOLDINGS LLC
Second name: C/O HARBOR PETROLEUM
Address: P O BOX 577
City/state: NAUGATUCK CT Zip: 06770

Location Information

Map: 008 Clerk map:
Lot: 2140075 Neigh.: Zone: CS Vol: 509 Page: 144

Assessments

Assmt category	Qty	Amount
Commerc Land	.85	700,000
Commerc Outbldg	2.00	71,390
Commerc Building	1.00	187,210

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Oct-2004
Sale price: 800,000
Sale valid: Y

Values

Mkt value :
Cost value: 1,369,429

Summary

Total assessments	958,600
Total exemptions	
Net assessment	958,600

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.7118
Mkt/sale :
Assmt/sale: 1.1983

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.850					1,000,000	700,000
Comm Primary		37,026						

.850 acres Total land value 1,000,000 700,000

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	71	Serv Sta conv Re	Basement		
Exterior Walls	03	BR/FR			
Roof Material	01	Asphalt Shingles	1st Floor	71 Serv Sta conv Re	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	01	Concrete	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	02	Fire Resistant			
Grade	43	B+	Other Features	Size	Qty
Garage					
Basement					
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 2005	Eff Year Built:	

Commercial Valuation Summary

Main Area: 1,650 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	71	Serv Sta conv Re	100.00	1,650	126.38	208,530
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total						208,530
Grade	B+	Factor 1.3500				281,520
CDU		C&D Factor 1.00				281,520
Depreciation		5 %				267,444
Computed cost value @ 70%						187,211

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			25,000	1.69		C	42,250	50	21,130
CP8 Service Sta Canopy	28	132	3,696	43.75	2005	C	161,700	50	80,850
Value at 70%	71,386						Value at 100%		101,980

