

Property at 00080 EAST MAIN STREET

Prop ID 2140080

Printed 30-Dec-2025 10:19 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: AVON CT REALTY LLC
Second name:
Address: 2241 ROUTE 6
City/state: BREWSTER NY Zip: 10509

Location Information

Map: 008 Clerk map: 95 091
Lot: 2140080 Neigh.: Zone: CS Vol: 794 Page: 1233

Assessments

Assmt category	Qty	Amount
Commerc Land	.68	700,000
Commerc Building	1.00	128,110
Commerc Outbldg	1.00	48,510

Exemptions

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

Last sale

Sale date: 09-Jul-2024
Sale price: 1,850,000
Sale valid: 03

Values

Mkt value :
Cost value: 1,252,314

Summary

Total assessments	876,620
Total exemptions	
Net assessment	876,620

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .6769
Mkt/sale :
Assmt/sale: .4738

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.689						
Comm Primary		30,013						

.689 acres Total land value

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	38	Convenience	Basement		
Exterior Walls	03	BR/FR			
Roof Material	01	Asphalt Shingles	1st Floor	38 Convenience	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	05	Vinyl Tile	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	40	B	Other Features	Size	Qty
Garage			MZ1 Storage Mezzanine	630	
Basement	04	Slab			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1993	Eff Year Built:	

Commercial Valuation Summary

Main Area: 1,344 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	38	Convenience	100.00	1,344	113.74	152,870
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
MZ1 Storage Mezzanine		630	13.50			8,510
Sub-Total						161,380
Grade	B	Factor	1.2600			203,340
CDU		C&D Factor	1.00			203,340
Depreciation			10 %			183,006
Computed cost value @ 70%						128,104

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
CP8 Service Sta Canopy			3,168	43.75	1993	C	138,600	50	69,300
Value at 70%			48,510				Value at 100%		69,300

42

32

32

1SBR
(1344)

42