

Property at 00016 ENSIGN DRIVE

Prop ID 2210016

Printed 21-Mar-2024 1:29 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: AVON TOWN CENTER LLC
Second name:
Address: 1414 ATWOOD AVE
City/state: JOHNSTON RI Zip: 02919

Location Information

Map: 008 Clerk map: 15 014
Lot: 2210016 Neigh.: Zone: AVC Vol: 693 Page: 488

Assessments

Assmt category	Qty	Amount
Commerc Land	4.00	560,000
Commerc Outbldg	1.00	5,920
Commerc Building	2.00	942,600
Vacant Commerc	2.60	18,180

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Dec-2015
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 2,181,000

Summary

Total assessments	1,526,700
Total exemptions	
Net assessment	1,526,700

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	4.000	200,000	800,000			800,000	560,000
Comm Primary		174,240						
RES	52	2.597	7,500	19,478			25,970	18,179
Residual		113,125						

6.597 acres Total land value 825,970 578,179

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement	86 Support Area	100.00
Exterior Walls	04	BR/MS			
Roof Material	06	Metal	1st Floor	34 Retail	100.00
Roof Type	01	Gable			
Foundation	03	Field Stone	2nd Floor		
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	33	C+	Other Features	Size	Qty
Garage					
Basement	01	Full			
Bsmt Finish	03	Full Finished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1910	Eff Year Built:	

Commercial Valuation Summary

Main Area: 9,014 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	86	Support Area	100.00	9,014	29.91	269,610
1st Floor	34	Retail	100.00	9,014	84.38	760,600
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value

Sub-Total 1,030,210

Grade	C+	Factor	1.0800	1,112,630
CDU		C&D Factor	1.00	1,112,630
Depreciation		75 %		278,158

Computed cost value @ 70% 194,711

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			10,000	1.69		C	16,900	50	8,450
Value at 70%			5,915				Value at 100%		8,450

