

Property at 00021 ENSIGN DRIVE

Prop ID 2210021

Printed 06-Feb-2024 11:24 AM 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: 15 017
Lot: 2210021 Neigh.: Zone: AVC Vol: 693 Page: 488

Assessments

Assmt category	Qty	Amount
Commerc Land	11.50	483,000
Commerc Building	11.00	2,437,230
Commerc Outbldg	1.00	59,150

Exemptions

Exempt	Cat	Amount

Last sale

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

Values

Mkt value :
Cost value: 4,281,829

Summary

Total assessments	2,997,280
Total exemptions	
Net assessment	2,997,280

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	11.500	200,000	2,300,000		200,000	140,000
Comm Primary		500,940					
RES	52	3.410	7,500	25,575		25,575	17,903
Residual		148,540					

14.910 acres Total land value 225,575 157,903

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement		
Exterior Walls	04	BR/MS			
Roof Material	06	Metal	1st Floor	53 Office Building	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	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			MZ1 Storage Mezzanine	280	
Basement	04	Slab	MZ2 Office/Retail Mezz	720	
Bsmt Finish			SS1 Wet Sprinkler	12,000	
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 1906 Eff Year Built:

Commercial Valuation Summary

Main Area: 12,454 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	53	Office Building	100.00	12,454	130.45	1,624,620
2nd Floor						
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
MZ1 Storage Mezzanine	280	13.50			3,780
MZ2 Office/Retail Mezz	720	30.30			21,820
SS1 Wet Sprinkler	12,000	2.10			25,200

Sub-Total 1,675,420

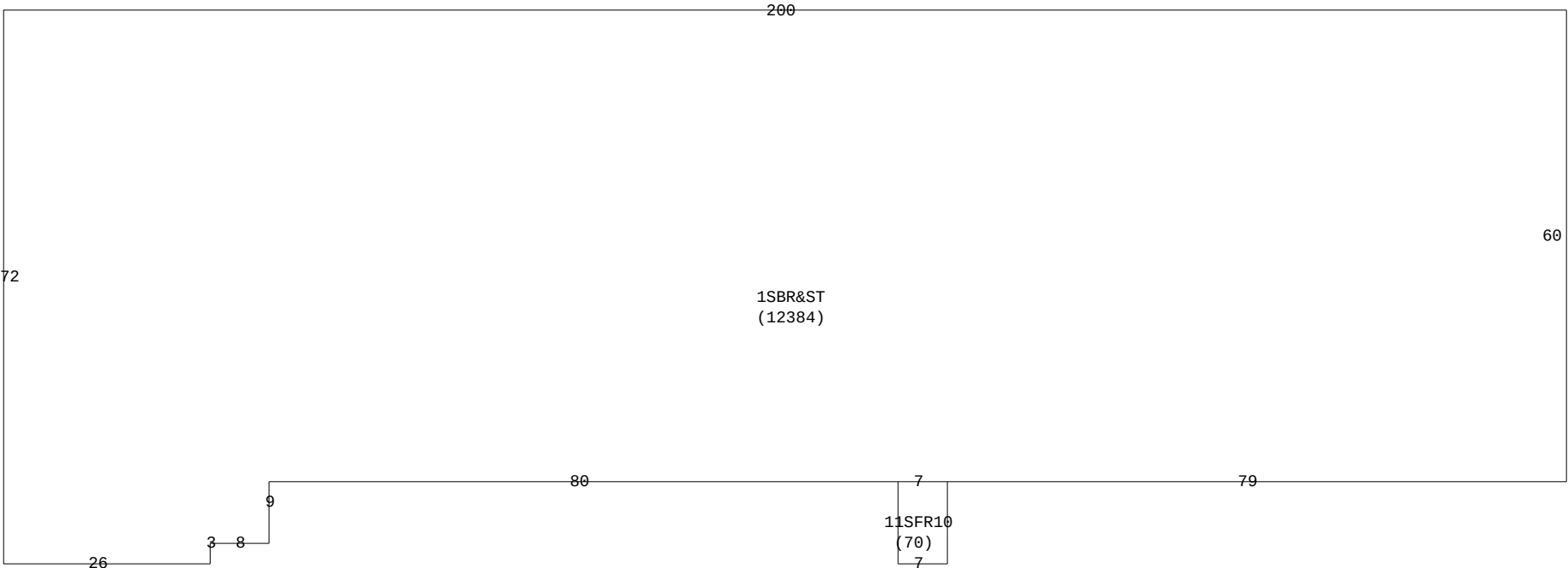
Grade	C+	Factor	1.0800	1,809,450
CDU		C&D Factor	1.00	1,809,450
Depreciation		50 %		904,725

Computed cost value @ 70% 633,308

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			100,00	1.69		C	169,000	50	84,500

Value at 70% 59,150 Value at 100% 84,500



SALE 12-23-15 V 693 P 488 \$8,437,000 INCLUDES 7 PARCELS-
#3970065, 3970071, 3970093, 2210016, 2210021, 1300055, 1300075