

Property at 00035 HARRIS ROAD

Prop ID 2570035

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HAAX
Administrative Information
Owner name: FARMINGTON VALLEY AMERICAN
Second name: MUSLIM CENTER INC
Address: 35 HARRIS ROAD
City/state: AVON CT Zip: 06001

Location Information			
Map: 030	Clerk map:		
Lot: 2570035	Neigh.:	Zone:	Vol: 679 Page: 438
Assessments		Exemptions	Last sale
Assmt category	Qty Amount	Exempt Cat Amount	Sale date: 22-Oct-2014
Commerc Land	5.57 389,900		Sale price:
Commerc Building	1.00 873,050		Sale valid:
Commerc Outbldg	2.00 34,720		Values
			Mkt value :
			Cost value: 1,853,814
Summary		Utilities	Sales ratios
Total assessments	1,297,670	Water Connecticut	Cost/sale :
Total exemptions		Sewer Septic	Mkt/sale :
Net assessment	1,297,670	Gas None	Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	5.570	100,000	557,000		557,000	389,900
Comm Primary	242,629						
5.570 acres				Total land value		557,000	389,900

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	92	Church	Basement	92 Church	18.00
Exterior Walls	03	BR/FR			
Roof Material	01	Asphalt Shingles	1st Floor	92 Church	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	43	B+	Other Features	Size	Qty
Garage					
Basement	02	Partial			
Bsmt Finish	02	Partial			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU			Year Built: 1964	Eff Year Built:	

Commercial Valuation Summary

Main Area:		Construction Type: Wood Frame				
Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	92	Church	18.00	2,004	109.69	219,820
1st Floor	92	Church	100.00	11,131	146.25	1,627,910
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total						1,847,730
Grade	B+	Factor	1.3500			2,494,440
CDU		C&D Factor	1.00			2,494,440
Depreciation		50 %				1,247,220
		Computed cost value @ 70%				873,054

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			40,000	2.30		C	92,000	50	46,000
RS1 Frame Utility Shed	12	20	240	30.00		C	7,200	50	3,600
Value at 70%			34,720				Value at 100%		49,600

