

Property at 00365 HUCKLEBERRY HILL RD

Prop ID 2810365

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BAAX

Administrative Information	
Owner name:	AVON TOWN OF
Second name:	
Address:	60 WEST MAIN STREET
City/state:	AVON CT Zip: 06001

Location Information			
Map: 023	Clerk map: 08 087		
Lot: 2810365	Neigh.: Zone: R30	Vol: 60	Page: 582
Assessments		Exemptions	
Assmt category	Qty Amount	Exempt Cat	Amount
Commerc Land	1.00 94,500		
Commerc Outbldg	1.00 16,100		
Commerc Building	1.00 122,300		
Summary		Utilities	
Total assessments	232,900	Water	None
Total exemptions		Sewer	Public sewer
Net assessment	232,900	Gas	None

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	21	1.000	135,000	135,000		135,000	94,500
Primary Site		43,560					
1.000 acres				Total land value		135,000	94,500

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	47	Auto Service	Basement	86 Support Area	100.00
Exterior Walls	02	BR/CB			
Roof Material	01	Asphalt Shingles	1st Floor	47 Auto Service	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	86 Support Area	10.00
Interior Walls	05	Painted Conc Blo			
Floors	01	Concrete	3rd Floor		
Heating System	01	Hot Water			
Fuel Type			4th Floor		
Construct Type	01	Wood Frame			
Grade	40	B	Other Features		
Garage	02	Built-in 2 car			
Basement	01	Full			
Bsmt Finish	03	Full Finished			
Air Cond	99	None			
Interior Cond	04	Average			
External Cond	04	Average			
CDU			Year Built: 1968	Eff Year Built:	

Commercial Valuation Summary

Main Area:		1,776		Construction Type: Wood Frame		
Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	86	Support Area	100.00	1,776	29.91	53,120
1st Floor	47	Auto Service	100.00	1,776	70.99	126,080
2nd Floor	86	Support Area	10.00	178	31.91	5,680
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total						184,880
Grade	B	Factor	1.2600			232,950
CDU		C&D Factor	1.00			232,950
Depreciation		25 %				174,713
			Computed cost value @ 70%			122,299

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			20,000	2.30	2000	C	46,000	50	23,000
Value at 70%		16,100	Value at 100%		23,000				

