

Property at 00002 MOUNTAIN VIEW AVENUE

Prop ID 3250002

Printed 06-Feb-2024 5:37 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NORTHINGTON HOLDINGS LLC
Second name:
Address: 80 SOMERSET DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
Lot: 3250002 Neigh.: Zone: CS Vol: 734 Page: 842

Assessments

Assmt category	Qty	Amount
Commerc Land	.50	87,500
Commerc Building	1.00	131,130
Commerc Outbldg	1.00	2,030

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 22-Nov-2019
Sale price: 212,000
Sale valid:

Values

Mkt value :
Cost value: 315,229

Summary

Total assessments	220,660
Total exemptions	
Net assessment	220,660

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.4869
Mkt/sale :
Assmt/sale: 1.0408

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.500	250,000	125,000			125,000	87,500
Comm Primary	21,780							

.500 acres Total land value 125,000 87,500

Commercial Valuation Summary

Main Area: 1,436 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	53	Office Building	100.00	1,436	130.45	187,330
2nd Floor						
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total 187,330

Grade	C	Factor 1.0000	187,330
CDU		C&D Factor 1.00	187,330
Depreciation		%	187,330

Computed cost value @ 70% 131,131

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement		
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	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	30	C	Other Features	Size	Qty
Garage					
Basement	04	Slab			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 2020	Eff Year Built:	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			2,500	2.30		C	5,750	50	2,900
Value at 70%			2,030				Value at 100%		2,900

