

Property at 00027 NOD ROAD

Prop ID 3290027

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Administrative Information

Owner name: TOWN FOX III LLC
 Second name:
 Address: 275 SCHOOLHOUSE ROAD
 City/state: CHESHIRE CT Zip: 06410

Location Information

Map: 009 Clerk map: 13 014
 Lot: 3290027 Neigh.: Zone: Vol: 812 Page: 417

Assessments

Assmt category	Qty	Amount
Commerc Land	6.75	656,250
Vacant Commerc	6.80	26,780
Commerc Building	1.00	39,490
Commerc Outbldg	1.00	35,490

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 24-Feb-2026
 Sale price: 600,000
 Sale valid: 24

Values

Mkt value :
 Cost value: 1,082,871

Summary

Total assessments	758,010
Total exemptions	
Net assessment	758,010

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.8048
 Mkt/sale :
 Assmt/sale: 1.2634

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	1.000	135,000	135,000	.50	67,500	47,250
Comm Primary		43,560					
CPRI	21	2.000	150,000	300,000		300,000	210,000
Comm Primary		87,120					
CPRI	21	1.500	150,000	225,000		225,000	157,500
Comm Primary		65,340					
CPRI	21	2.250	150,000	337,500		337,500	236,250
Comm Primary		98,010					
		6.750 acres		Total land value		930,000	651,000

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	91 Unfin Basement	100.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	53 Office Building	100.00
Roof Type	01	Gable			
Foundation	03	Field Stone	2nd Floor	53 Office Building	108.00
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	40	B			
Garage					
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	03	Fair			
External Cond	03	Fair			
CDU	03	Fair			
		Year Built: 1812	Eff Year Built:		

Commercial Valuation Summary

Main Area: 3,279 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	91	Unfin Basement	100.00	3,279	29.91	98,070
1st Floor	53	Office Building	100.00	3,279	130.45	427,750
2nd Floor	53	Office Building	108.00	3,541	104.36	369,540
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value

Sub-Total	895,360
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Grade	B	Factor	1.2600	1,128,150
CDU		C&D Factor	1.00	1,128,150
Depreciation		95 %		56,408

Computed cost value @ 70%	39,486
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			60,000	1.69		C	101,400	50	50,700
Value at 70%			35,490				Value at 100%		50,700

