

Property at 00035 NOD ROAD

Prop ID 3290035

Printed 09-Mar-2026 9:28 AM Design and Layout (C) Right/Angles

Administrative Information

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

Location Information

Map: 009 Clerk map: 13 014
Lot: 3290035 Neigh.: Zone: Vol: 812 Page: 413

Assessments

Assmt category	Qty	Amount
Commerc Building	1.00	2,879,270

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Feb-2026
Sale price: 6,400,000
Sale valid: 24

Values

Mkt value :
Cost value: 4,113,243

Summary

Total assessments	2,879,270
Total exemptions	
Net assessment	2,879,270

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .6427
Mkt/sale :
Assmt/sale: .4499

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21		135,000				135,000	94,500
Comm Primary								

acres	Total land value	135,000	94,500
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Commercial Valuation Summary

Main Area: 12,936 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	52	Medical Office	100.00	12,936	151.77	1,963,300
2nd Floor	52	Medical Office	102.00	13,195	121.41	1,602,000
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
CP7	Canopy-Good	432	22.25			9,610
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Sub-Total	3,584,520
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Grade	B+	Factor	1.3500	4,839,100
CDU		C&D Factor	1.00	4,839,100
Depreciation		15 %		4,113,235

Computed cost value @ 70%	2,879,265
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Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	52	Medical Office	Basement		
Exterior Walls	03	BR/FR			
Roof Material	02	Slate	1st Floor	52 Medical Office	100.00
Roof Type	02	Hip			
Foundation	01	Poured Concrete	2nd Floor	52 Medical Office	102.00
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	43	B+	Other Features		
Garage			CP7	Canopy-Good	432
Basement	04	Slab	CP7	Canopy-Good	432
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1999 Eff Year Built:		

