

Property at 00045 NOD ROAD

Prop ID 3290045

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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: 3290045 Neigh.: Zone: Vol: 812 Page: 413

Assessments

Assmt category	Qty	Amount
Commerc Building	1.00	1,410,290

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 24-Feb-2026
Sale price:
Sale valid: 24

Values

Mkt value :
Cost value: 2,014,700

Summary

Total assessments	1,410,290
Total exemptions	
Net assessment	1,410,290

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

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 Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement		
Exterior Walls	03	BR/FR			
Roof Material	01	Asphalt Shingles	1st Floor	53 Office Building	100.00
Roof Type			2nd Floor		
Foundation	05	Slab	3rd Floor		
Interior Walls	02	Drywall	4th Floor		
Floors	02	Carpeting			
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas			
Construct Type	02	Fire Resistant			
Grade	40	B			
Garage					
Basement					
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU					
Year Built: 2012			Eff Year Built:		

Commercial Valuation Summary

Main Area: 20,058 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	53	Office Building	100.00	20,058	144.94	2,907,210
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total						2,907,210
Grade	B	Factor	1.2600			3,663,080
CDU		C&D Factor	1.00			3,663,080
Depreciation			45 %			2,014,694
Computed cost value @ 70%						1,410,286

