

Property at 00065 NOD ROAD

Prop ID 3290065

Printed 05-Feb-2025 8:41 AM Design and Layout (C) Right/Angles

Administrative Information

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

Location Information

Map: 008 Clerk map: 24 005
Lot: 3290065 Neigh.: Zone: Vol: 798 Page: 521

Assessments

Assmt category	Qty	Amount
Commerc Land	1.00	105,000
Commerc Building	1.00	190,660
Commerc Outbldg	4.00	917,770

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Nov-2024
Sale price: 5,775,000
Sale valid: 30

Values

Mkt value :
Cost value: 2,311,271

Summary

Total assessments	1,617,890
Total exemptions	
Net assessment	1,617,890

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .4002
Mkt/sale :
Assmt/sale: .2802

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	1.000	150,000	150,000			150,000	105,000
Comm Primary		43,560						
RES	52	154.08	7,500	1,155,600	.50		577,800	404,460
Residual		6,711,725						

155.08 acres

Total land value

727,800

509,460

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	31	Restaurant	Basement	84 Storage	50.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	31 Restaurant	50.00
Roof Type	01	Gable		86 Support Area	50.00
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	33.00
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	30	C			
Garage					
Basement	02	Partial			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	06	Very Good			
External Cond	06	Very Good			
CDU	06	Very Good			

Year Built: 1977 Eff Year Built: 1995

Commercial Valuation Summary

Main Area: 4,910 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	84	Storage	50.00	2,455	29.91	73,430
1st Floor	31	Restaurant	50.00	2,455	107.89	264,870
	86	Support Area	50.00	2,455	39.88	97,910
2nd Floor	53	Office Building	33.00	1,620	104.36	169,060

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
----------------	------	------	-----	------	-------

Sub-Total

605,270

Grade	C	Factor	1.0000	605,270
CDU		C&D Factor	1.00	605,270
Depreciation		55 %		272,372

Computed cost value @ 70%

190,660

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
GC1 Golf Holes			18	125,0	1977	C	2,250,0	50	1,125,0
RS1 Frame	10	10	100	20.00	1973	C	2,000	50	1,000
Utility Shed									
RS1 Frame			476	20.00	1994	C	9,520	50	4,800
Utility Shed									
AB1 Bank barn			5,872	48.75	1999	B	360,688	50	180,300
Value at 70%			917,770				Value at 100%		1,311,100

