

Property at 00190 OLD FARMS ROAD

Prop ID 3360190

Printed 21-Nov-2024 8:33 AM Design and Layout (C) Right/Angles

-Administrative Information-

Owner name: TREA SP IV AVON CT LLC
Second name:
Address: 2795 COTTONWOOD PKWAY #300
City/state: SALT LAKE CITY UT Zip: 84121

-Location Information-

Map: 014 Clerk map: 95 103
Lot: 3360190 Neigh.: Zone: Vol: 770 Page: 1019

Assessments

Assmt category	Qty	Amount
Indust Land	11.97	1,047,030
Commerc Building	1.00	5,741,050
Indust Improvmnts	2.00	142,380

-Exemptions-

Exempt	Cat	Amount
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-Last sale-

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Sale date: 03-Jan-2022
Sale price: 21,700,000
Sale valid: 7
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—Values—

Mkt value :
Cost value: 9,900,657

Summary

Total assessments	6,930,460
Total exemptions	
Net assessment	6,930,460

- Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

- Sales ratios:

Cost/sale :	.4563
Mkt/sale :	
Assmt/sale:	.3194

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	31	11.966	125,000	1,495,750		1,495,750	1,047,025
Comm	Primary	521,239					

11.966 acres	Total land value	1,495,750	1,047,025
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Commercial Building Information

Subject	Code	Description	Use	Description	Percentage
Primary Use	41	Mini-Warehouse	Basement		
Exterior Walls	05	8" CB			
Roof Material	06	Metal	1st Floor	41 Mini-Warehouse	100.00
Roof Type	02	Hip			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	98	Other			
Floors	01	Concrete	3rd Floor		
Heating System	99	None			
Fuel Type			4th Floor		
Construct Type	01	Wood Frame			
Grade	40	B	Other Features		
Garage			AC1	Air Conditioning	61,807
Basement	99	None			
Bsmt Finish					
Air Cond	02	Partial Central			
Interior Cond	05	Good			
External Cond	05	Good			
CDU			Year Built: 2000	Eff Year Built:	

Commercial Valuation Summary

Main Area: 98,690 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	41	Mini-Warehouse	100.00	98,690	50.90	5,023,320

2nd Floor

3rd Floor	
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4th Floor

Other Features		Size	Rate	Qty	Rate	Value
AC1	Air Conditioning	61,807	4.00			247,230

Sub-Total	5,270,550
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Grade	B	Factor 1.2600	6,640,890
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CDU	C&D Factor 1.30	8,633,157
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Depreciation	5 %	8,201,499
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Computed cost value @ 70%	5,741,049
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB1 Bank barn	32	80	2,560	65.80		B	212,244	15	180,400
PA1 Asphalt Paving			20,000	2.30	2000	C	46,000	50	23,000

Value at 70%	142,380	Value at 100%	203,400
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