

Property at 00205 OLD FARMS ROAD

Prop ID 3360205

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Administrative Information

Owner name: CORNERSTONE LANDING LLC
Second name:
Address: 336 HUCKLEBERRY HILL ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
Lot: 3360205 Neigh.: Zone: Vol: 676 Page: 312

Assessments

Assmt category	Qty	Amount
Indust Land	2.35	131,600
Commerc Building	1.00	433,570

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Jul-2014
Sale price: 200,000
Sale valid:

Values

Mkt value :
Cost value: 807,386

Summary

Total assessments	565,170
Total exemptions	
Net assessment	565,170

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 4.0369
Mkt/sale :
Assmt/sale: 2.8259

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	31	2.350	80,000	188,000		188,000	131,600
Comm Primary		102,366					

2.350 acres Total land value 188,000 131,600

Commercial Valuation Summary

Main Area: 18,904 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	44	Light Manufact	93.00	17,581	58.81	1,033,940
	82	M/U and Indust 0	7.00	1,323	131.69	174,230
2nd Floor						

2nd Floor

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
AC1 Air Conditioning	1,340	4.00			5,360
LD1 Loading Dock	525	11.00			5,780
LD5 Dock Leveller			1	4,750	4,750

Sub-Total 1,224,060

Grade	C-	Factor .9200	1,126,140
CDU		C&D Factor 1.00	1,126,140
Depreciation		45 %	619,377

Computed cost value @ 70% 433,564

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	44	Light Manufact	Basement		
Exterior Walls	05	8" CB			
Roof Material	05	Tar and Gravel	1st Floor	44 Light Manufact	93.00
Roof Type	05	Flat		82 M/U and Indust 0	7.00
Foundation	05	Slab	2nd Floor		
Interior Walls	05	Painted Conc Blo	3rd Floor		
Floors	01	Concrete	4th Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas			
Construct Type	02	Fire Resistant			
Grade	27	C-			
Garage			Other Features	Size	Qty
Basement			AC1 Air Conditioning	1,340	
Bsmt Finish			LD1 Loading Dock	525	
Air Cond	02	Partial Central	LD5 Dock Leveller		1
Interior Cond	03	Fair			
External Cond	03	Fair			
CDU	03	Fair			

Year Built: 1959 Eff Year Built: 1970

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
C04 Shed	18	26	468	40.63		C	19,015	50	9,510
PA1 Asphalt Paving			10,000	1.69		C	16,900	50	8,450
Value at 70%			12,572				Value at 100%		17,960

