

Card 01 of 01 card

Town of Avon Commercial Property Card

Property at 00030 OLD WHEELER LANE

Prop ID 3410030

Printed 07-Feb-2024 10:44 AM Design and Layout (C) Right/Angles

BAAX

Administrative Information

Owner name: AVON TOWN OF
Second name:
Address: 60 WEST MAIN STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 3410030 Neigh.: Zone: R30 Vol: 42 Page: 330

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount
Commerc Land	20.00	1,417,500		
Commerc Building	1.00	13,779,66		

Last sale

Sale date: 20-Sep-1961
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 21,710,229

Summary

Total assessments	15,197,160	Water	Connecticut	Cost/sale :
Total exemptions		Sewer	Public sewer	Mkt/sale :
Net assessment	15,197,160	Gas	None	Assmt/sale:

Utilities

Sales ratios

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	20.000	135,000	2,700,000	.25	2,025,000	1,417,500
Comm Primary		871,200					
20.000 acres				Total land value		2,025,000	1,417,500

Commercial Valuation Summary

Main Area: 75,406 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	93	School	100.00	75,406	162.50	12,253,480
2nd Floor						
3rd Floor						
4th Floor						
Other Features						
Sub-Total						
12,253,480						
Grade	B	Factor	1.2600			15,439,380
CDU		C&D Factor	1.50			23,159,070
Depreciation			15 %			19,685,210
Computed cost value @ 70%						13,779,647

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	93	School	Basement		
Exterior Walls	02	BR/CB			
Roof Material	05	Tar and Gravel	1st Floor	93 School	100.00
Roof Type	05	Flat			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	05	Painted Conc Blo			
Floors	02	Carpeting	3rd Floor		
Heating System	01	Hot Water			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	02	Fire Resistant			
Grade	40	B	Other Features		
Garage			Size		
Basement	99	None	Qty		
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU			Year Built: 1963 Eff Year Built: 1994		

