

Property at 00018 SANDSCREEN ROAD

Prop ID 3820018

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Administrative Information

Owner name: BECO LLC
Second name: C/O BRETT EISENLOHR
Address: P O BOX 198
City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
Lot: 3820018 Neigh.: Zone: Vol: 569 Page: 227

Assessments

Assmt category	Qty	Amount
Indust Land	.38	45,500
Indust Building	1.00	151,910

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Dec-2007
Sale price: 300,000
Sale valid: Y

Values

Mkt value :
Cost value: 282,014

Summary

Total assessments	197,410
Total exemptions	
Net assessment	197,410

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9400
Mkt/sale :
Assmt/sale: .6580

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	31	.380	80,000	30,400			80,000	56,000
Comm Primary	16,553							

.380 acres Total land value 80,000 56,000

Commercial Valuation Summary

Main Area: 3,828 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	45	Warehouse	78.00	2,986	49.39	147,480
	82	M/U and Indust 0	22.00	842	118.52	99,790

2nd Floor

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
SS1 Wet Sprinkler	3,828	2.10			8,040

Sub-Total 255,310

Grade	C	Factor	1.0000	255,310
CDU		C&D Factor	1.00	255,310
Depreciation		15 %		217,014

Computed cost value @ 70% 151,910

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	45	Warehouse	Basement		
Exterior Walls	05	8" CB			
Roof Material	05	Tar and Gravel	1st Floor	45 Warehouse	78.00
Roof Type	05	Flat		82 M/U and Indust 0	22.00
Foundation	05	Slab	2nd Floor		
Interior Walls	05	Painted Conc Blo	3rd Floor		
Floors	02	Carpeting	4th Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas			
Construct Type	01	Wood Frame			
Grade	30	C	Other Features	Size	Qty
Garage	99	None	SS1 Wet Sprinkler	3,828	
Basement	99	None			
Bsmt Finish					
Air Cond	99	None			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1956	Eff Year Built:	

