

Card 01 of 08 cards

Town of Avon Commercial Property Card

Property at 00035 SANDSCREEN ROAD

Prop ID 3820035

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Design and Layout (C) Right/Angles

Administrative Information

Owner name: OLD FARMS CROSSING
Second name: ASSOCIATES LTD PARTNERSHIP
Address: 6 EXECUTIVE DRIVE
City/state: FARMINGTON CT Zip: 06032

Location Information

Map: 014 Clerk map:
Lot: 3820035 Neigh.: Zone: Vol: 341 Page: 957

Assessments

Assmt category	Qty	Amount
Commerc Apt Land	9.00	504,000
Commerc Apartmt	8.00	1,606,270

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Dec-1997
Sale price:
Sale valid:
Values
Mkt value :
Cost value: 3,035,443

Summary

Total assessments 2,124,810
Total exemptions
Net assessment 2,124,810

Utilities

Water Connecticut
Sewer Public sewer
Gas CNG

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	26	9.000	80,000	720,000		720,000	504,000
Comm Primary		392,040					
RES	12	2.770	7,500	20,775		20,775	14,543
Residual		120,661					
11.770 acres				Total land value		740,775	518,543

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	11	Apartment	Basement		
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	11 Apartment	100.00
Roof Type	01	Gable			
Foundation	05	Slab	2nd Floor	11 Apartment	100.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	07	Hydro Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	30	C	Other Features	Size	Qty
Garage			AC1 Air Conditioning	4,320	
Basement					
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1999	Eff Year Built:	

Commercial Valuation Summary

Main Area: 2,160

Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	11	Apartment	100.00	2,160	85.50	184,680
2nd Floor	11	Apartment	100.00	2,160	68.40	147,740
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
AC1 Air Conditioning		4,320	4.00			17,280
Sub-Total						349,700
Grade	C	Factor	1.0000			349,700
CDU		C&D Factor	1.00			349,700
Depreciation			40 %			209,820
Computed cost value @ 70%						146,874

