

Property at 00041 SANDSCREEN ROAD

Prop ID 3820041

Printed 24-Jul-2025 8:22 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FORTY ONE SANDSCREEN LLC
Second name:
Address: 41 SANDSCREEN ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
Lot: 3820041 Neigh.: Zone: Vol: 770 Page: 203

Assessments

Assmt category	Qty	Amount
Indust Land	1.00	56,000
Vacant Indust	.50	2,630
Indust Building	1.00	224,950

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Dec-2021
Sale price: 330,000
Sale valid:

Values

Mkt value :
Cost value: 405,114

Summary

Total assessments	283,580
Total exemptions	
Net assessment	283,580

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2276
Mkt/sale :
Assmt/sale: .8593

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	31	1.000	80,000	80,000		80,000	56,000
Comm Primary		43,560					
RES	53	.500	7,500	3,750		3,750	2,625
Residual		21,780					

1.500 acres Total land value 83,750 58,625

Commercial Valuation Summary

Main Area: 6,400 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	45	Warehouse	62.50	4,000	54.88	219,520
	82	M/U and Indust 0	37.50	2,400	131.69	316,060
2nd Floor						

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
----------------	------	------	-----	------	-------

Sub-Total 535,580

Grade	C	Factor 1.0000	535,580
CDU		C&D Factor 1.00	535,580
Depreciation		40 %	321,348

Computed cost value @ 70% 224,944

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	45	Warehouse	Basement		
Exterior Walls	10	Metal			
Roof Material	05	Tar and Gravel	1st Floor	45 Warehouse	62.50
Roof Type	05	Flat		82 M/U and Indust 0	37.50
Foundation	05	Slab	2nd Floor		
Interior Walls	98	Other	3rd Floor		
Floors	01	Concrete	4th Floor		
Heating System	01	Hot Water			
Fuel Type	01	Oil			
Construct Type	02	Fire Resistant			
Grade	30	C	Other Features	Size	Qty
Garage					
Basement	99	None			
Bsmt Finish					
Air Cond					
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 1973 Eff Year Built:

