

Property at 00220 SCOVILLE ROAD

Prop ID 3880220

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Administrative Information

Owner name: BRIGHTVIEW REALTY LLC
Second name:
Address: 220 SCOVILLE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 3880220 Neigh.: Zone: R40 Vol: 573 Page: 1100

Assessments

Assmt category	Qty	Amount
Commerc Land	4.00	420,000
Vacant Commerc	2.40	12,600
Commerc Outbldg	1.00	8,050
Commerc Building	1.00	1,157,596

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 2,283,209

Summary

Total assessments	1,598,246
Total exemptions	
Net assessment	1,598,246

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

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

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	4.000	150,000	600,000		600,000	420,000
Comm Primary		174,240					
RES	52	2.400	7,500	18,000		18,000	12,600
Residual		104,544					

6.400 acres Total land value 618,000 432,600

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	54	Nursing Home	Basement	91 Unfin Basement	10.00
Exterior Walls					
Roof Material	01	Asphalt Shingles	1st Floor	54 Nursing Home	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	05	Electric B/B			
Fuel Type	01	Oil	4th Floor		
Construct Type	01	Wood Frame			
Grade	37	B-	Other Features	Size	Qty
Garage			SS1 Wet Sprinkler	18,634	
Basement	02	Partial			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1962	Eff Year Built:	

Commercial Valuation Summary

Main Area: 18,634 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	91	Unfin Basement	10.00	1,863	29.91	55,720
1st Floor	54	Nursing Home	100.00	18,634	121.33	2,260,860
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
SS1 Wet Sprinkler		18,634	2.10			39,130

Sub-Total 2,355,710

Grade	B-	Factor	1.1700	2,756,180
CDU		C&D Factor	1.00	2,756,180
Depreciation		40 %		1,653,708

Computed cost value @ 70% 1,157,596

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			10,000	2.30		C	23,000	50	11,500
Value at 70%			8,050				Value at 100%		11,500

