

Property at 00025 SECURITY DRIVE

Prop ID 3900025

Printed 07-Feb-2024 1:47 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: AVON PARK REALTY LLC
Second name:
Address: 4 WESTBOROUGH DRIVE
City/state: SIMSBURY CT Zip: 06089

Location Information

Map: 008 Clerk map:
Lot: 3900025 Neigh.: Zone: IP Vol: 447 Page: 663

Assessments

Assmt category	Qty	Amount
Commerc Land	4.00	224,000
Vacant Commerc	4.00	22,400
Commerc Outbldg	1.00	23,660
Commerc Building	1.00	1,066,740

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
Sale price:
Sale valid:
Values
Mkt value :
Cost value: 1,909,714

Summary

Total assessments	1,336,800
Total exemptions	
Net assessment	1,336,800

Utilities

Water	Connecticut
Sewer	Public sewer
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	80,000	320,000		320,000	224,000
Comm Primary		174,240					
RES	52	4.000	7,500	30,000		32,000	22,400
Residual		174,240					

8.000 acres Total land value 352,000 246,400

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	44	Light Manufact	Basement		
Exterior Walls	02	BR/CB			
Roof Material	05	Tar and Gravel	1st Floor	82 M/U and Indust 0	12.00
Roof Type	05	Flat		44 Light Manufact	88.00
Foundation	05	Slab	2nd Floor		
Interior Walls	02	Drywall	3rd Floor		
Floors	02	Carpeting	4th Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas			
Construct Type	02	Fire Resistant			
Grade	33	C+	Other Features	Size	Qty
Garage	99	None			
Basement	99	None			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1977	Eff Year Built:	

Commercial Valuation Summary

Main Area: 34,812 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	82	M/U and Indust 0	12.00	4,177	131.69	550,070
	44	Light Manufact	88.00	30,635	58.81	1,801,640
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value

Sub-Total 2,351,710

Grade	C+	Factor	1.0800	2,539,850
CDU		C&D Factor	1.00	2,539,850
Depreciation		40 %		1,523,910

Computed cost value @ 70% 1,066,737

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			40,000	1.69		C	67,600	50	33,800
Value at 70%			23,660				Value at 100%		33,800

