

Property at 00034 SIMSBURY ROAD

Prop ID 3970034

Printed 07-Feb-2024 2:01 PM Design and Layout (C) Right/Angles

|      |                            |                     |            |
|------|----------------------------|---------------------|------------|
| BAAX | Administrative Information |                     |            |
|      | Owner name:                | AVON TOWN OF        |            |
|      | Second name:               |                     |            |
|      | Address:                   | 60 WEST MAIN STREET |            |
|      | City/state:                | AVON CT             | Zip: 06001 |

|                      |            |            |                       |
|----------------------|------------|------------|-----------------------|
| Location Information |            |            |                       |
| Map: 008             | Clerk map: |            |                       |
| Lot: 3970034         | Neigh.:    | Zone: R15  | Vol: 23 Page: 396     |
| Assessments          |            | Exemptions | Last sale             |
| Assmt category       | Qty        | Amount     | Sale date:            |
| Commerc Land         | 8.50       | 743,750    | Sale price:           |
| Commerc Building     | 1.00       | 443,000    | Sale valid:           |
|                      |            |            | Values                |
|                      |            |            | Mkt value :           |
|                      |            |            | Cost value: 1,695,357 |
| Summary              |            | Utilities  | Sales ratios          |
| Total assessments    | 1,186,750  | Water      | Connecticut           |
| Total exemptions     |            | Sewer      | Public sewer          |
| Net assessment       | 1,186,750  | Gas        | None                  |
|                      |            |            | Assmt/sale:           |

## Land Information

|              |         |                         |         |           |      |      |        |           |
|--------------|---------|-------------------------|---------|-----------|------|------|--------|-----------|
| Type         | Use     | Acres/SqFt              | Rate    | Total     | Infl | Fact | Value  | 70% Value |
| CPRI         | 21      | 8.500                   | 125,000 | 1,062,500 | EC   | .50  | 62,500 | 43,750    |
| Comm Primary | 370,260 | Economic Misimprovement |         |           |      |      |        |           |

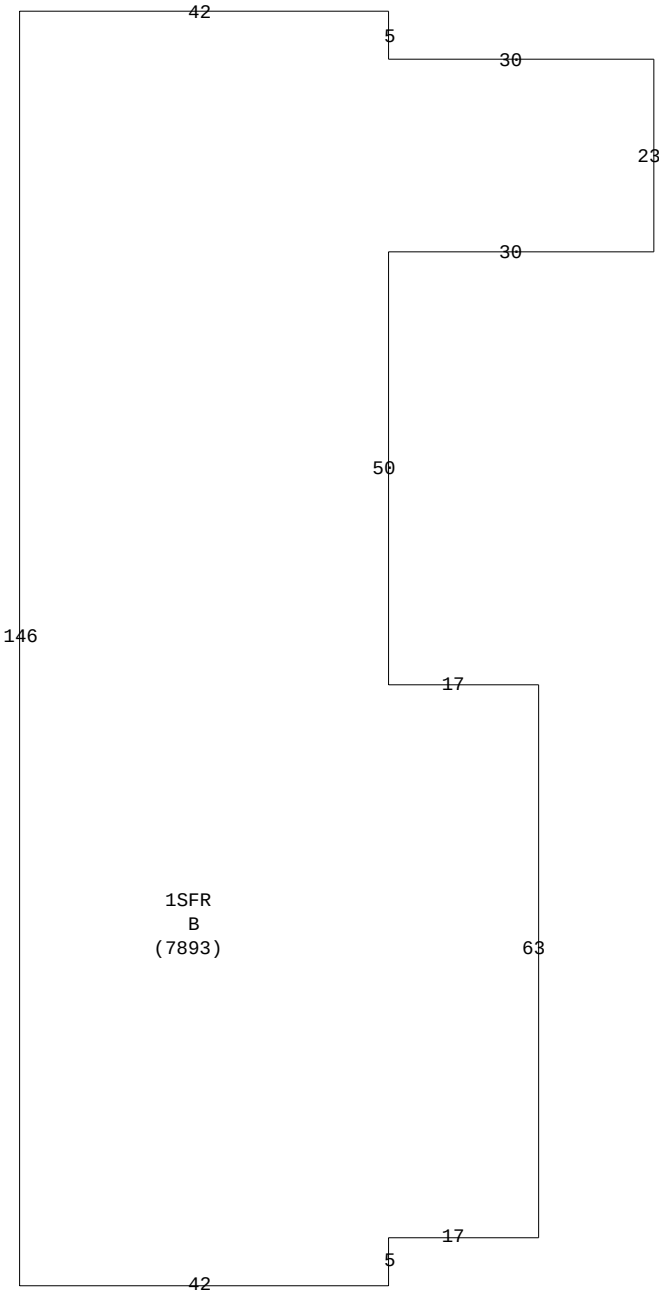
|             |                  |        |        |
|-------------|------------------|--------|--------|
| 8.500 acres | Total land value | 62,500 | 43,750 |
|-------------|------------------|--------|--------|

## Commercial Building Information

| Subject        | Code | Description      | Use             | Description        | Perc   |
|----------------|------|------------------|-----------------|--------------------|--------|
| Primary Use    | 53   | Office Building  | Basement        | 86 Support Area    | 100.00 |
| Exterior Walls | 01   | Wood Frame       |                 |                    |        |
| Roof Material  | 01   | Asphalt Shingles | 1st Floor       | 53 Office Building | 100.00 |
| Roof Type      | 02   | Hip              | 2nd Floor       |                    |        |
| Foundation     | 04   | Brick            | 3rd Floor       |                    |        |
| Interior Walls | 01   | Plaster          | 4th Floor       |                    |        |
| Floors         | 02   | Carpeting        |                 |                    |        |
| Heating System | 03   | Steam            |                 |                    |        |
| Fuel Type      | 01   | Oil              |                 |                    |        |
| Construct Type | 01   | Wood Frame       |                 |                    |        |
| Grade          | 30   | C                | Other Features  |                    |        |
| Garage         |      |                  | Size            |                    |        |
| Basement       | 01   | Full             | Qty             |                    |        |
| Bsmt Finish    | 03   | Full Finished    |                 |                    |        |
| Air Cond       | 01   | Central Air      |                 |                    |        |
| Interior Cond  | 04   | Average          |                 |                    |        |
| External Cond  | 04   | Average          |                 |                    |        |
| CDU            |      |                  |                 |                    |        |
|                |      | Year Built: 1900 | Eff Year Built: |                    |        |

## Commercial Valuation Summary

| Main Area:     |      | 7,893                     | Construction Type: Wood Frame |       |         |           |
|----------------|------|---------------------------|-------------------------------|-------|---------|-----------|
| Subject        | Code | Description               | Perc                          | AdjSF | AdjRate | Net Value |
| Basement       | 86   | Support Area              | 100.00                        | 7,893 | 29.91   | 236,080   |
| 1st Floor      | 53   | Office Building           | 100.00                        | 7,893 | 130.45  | 1,029,640 |
| 2nd Floor      |      |                           |                               |       |         |           |
| 3rd Floor      |      |                           |                               |       |         |           |
| 4th Floor      |      |                           |                               |       |         |           |
| Other Features |      | Size                      | Rate                          | Qty   | Rate    | Value     |
|                |      |                           |                               |       |         |           |
| Sub-Total      |      |                           |                               |       |         | 1,265,720 |
| Grade          | C    | Factor                    | 1.0000                        |       |         | 1,265,720 |
| CDU            |      | C&D Factor                | 1.00                          |       |         | 1,265,720 |
| Depreciation   |      | 50 %                      |                               |       |         | 632,860   |
|                |      | Computed cost value @ 70% |                               |       |         | 443,002   |



OLD TOWPATH SCHOOL SITE (BUILT IN 1948, DEMOLISHED 2007)  
BOARD OF EDUCATION BUILDING