

Property at 00055 SIMSBURY ROAD

Prop ID 3970055

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Administrative Information

Owner name: F2 SPE AVON CT LLC
 Second name:
 Address: 303 WYMAN ST STE#325-JNR
 City/state: WALTHAM MA Zip: 02451

Location Information

Map: 008 Clerk map:
 Lot: 3970055 Neigh.: Zone: Vol: 814 Page: 287

Assessments

Assmt category	Qty	Amount
Commerc Land	5.12	1,075,620
Commerc Building	1.00	7,823,760
Commerc Outbldg	2.00	29,790

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 24-Apr-2026
 Sale price: 12,000,000
 Sale valid:

Values

Mkt value :
 Cost value: 12,755,957

Summary

Total assessments	8,929,170
Total exemptions	
Net assessment	8,929,170

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0630
 Mkt/sale :
 Assmt/sale: .7441

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	5.122	300,000	1,536,600		1,536,600	1,075,620
Comm Primary	223,114						

5.122 acres Total land value 1,536,600 1,075,620

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	21	Motel	Basement		
Exterior Walls	03	BR/FR			
Roof Material	01	Asphalt Shingles	1st Floor	21 Motel	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	21 Motel	83.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor	21 Motel	83.00
Heating System	08	Unit Heater/AC			
Fuel Type	03	Electric	4th Floor		
Construct Type	01	Wood Frame			
Grade	50	A	Other Features	Size	Qty
Garage	99	None	OP1 Open Porch	276	
Basement	04	Slab	EL1 Elevator-Pass		1
Bsmt Finish			OP1 Open Porch	412	
Air Cond	03	Wall Units			
Interior Cond	05	Good			
External Cond	05	Good			
CDU			Year Built: 2004	Eff Year Built:	

Commercial Valuation Summary

Main Area: 27,957 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	21	Motel	100.00	27,957	104.80	2,929,890
2nd Floor	21	Motel	83.00	23,204	83.84	1,945,420
3rd Floor	21	Motel	83.00	23,204	83.84	1,945,420
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
OP1 Open Porch		276	43.00			11,870
EL1 Elevator-Pass				1	50,000	50,000
OP1 Open Porch		412	43.00			17,720
Sub-Total						6,900,320
Grade A		Factor 1.5500				10,695,500
CDU		C&D Factor 1.10				11,765,050
Depreciation		5 %				11,176,798
		Computed cost value @ 70%				7,823,759

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	14	30	420	81.90	2004	C	34,398	50	17,200
PA1 Asphalt Paving			30,000	1.69	2004	C	50,700	50	25,350
Value at 70%			29,785				Value at 100%		42,550

