

Property at 00124 SIMSBURY ROAD

Prop ID 3970124

Printed 07-Feb-2024 2:03 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RIVERDALE FARMS LLC
Second name:
Address: 124 SIMSBURY ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 036 Clerk map:
Lot: 3970124 Neigh.: Zone: Vol: 389 Page: 641

Assessments

Assmt category	Qty	Amount
Commerc Land	12.00	1,575,000
Commerc Outbldg	2.00	79,310
Vacant Commerc	8.11	56,770
Commerc Building	17.00	6,718,830

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Aug-2000
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 12,042,729

Summary

Total assessments	8,429,910
Total exemptions	
Net assessment	8,429,910

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	12.000	125,000	1,500,000	.25	93,750	65,625
Comm Primary		522,720					
RES	52	8.110	7,500	60,825		81,100	56,770
Residual		353,272					

20.110 acres

Total land value

174,850

122,395

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	82	M/U and Indust 0	Basement	84 Storage	27.00
Exterior Walls					
Roof Material	01	Asphalt Shingles	1st Floor	45 Warehouse	72.00
Roof Type	01	Gable		53 Office Building	28.00
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	25.00
Interior Walls	02	Drywall			
Floors			3rd Floor		
Heating System	01	Hot Water	4th Floor		
Fuel Type	01	Oil			
Construct Type	01	Wood Frame			
Grade	37	B-	Other Features	Size	Qty
Garage			1SA 1 Story Addtn	304	
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: 1986	Eff Year Built:	

Commercial Valuation Summary

Main Area: 15,364 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	84	Storage	27.00	4,148	29.91	124,070
1st Floor	45	Warehouse	72.00	11,062	49.39	546,350
	53	Office Building	28.00	4,302	130.45	561,200
2nd Floor	53	Office Building	25.00	3,841	104.36	400,850
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
1SA 1 Story Addtn		304	50.00			15,200

Sub-Total

1,647,670

Grade	B-	Factor	1.1700	1,927,770
CDU		C&D Factor	1.00	1,927,770
Depreciation		20 %		1,542,216

Computed cost value @ 70%

1,079,551

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			100,00	1.69		C	169,000	50	84,500
AB2 Flat barn	48	120	5,760	25.00	2002	C	144,000	80	28,800
Value at 70%			79,310				Value at 100%		113,300

