

Property at 00150 THOMPSON ROAD

Prop ID 4320150

Printed 07-Feb-2024 4:35 PM Design and Layout (C) Right/Angles

Administrative Information

BAAX

Owner name: AVON TOWN OF
Second name:
Address: 60 WEST MAIN STREET
City/state: AVON CT Zip: 06001

-Location Information-

Map: 030 Clerk map:
Lot: 4320150 Neigh.: Zone: R-40 Vol: 363 Page: 814

Assessments

Assmt category	Qty	Amount
Commerc Land	14.77	1,550,850
Commerc Building	1.00	24,248,27
Commerc Outbldg	1.00	49,000

-Exemptions-

Exempt	Cat	Amount
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-Last sale-

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Sale date: 27-Jan-1999
Sale price:
Sale valid:
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—Values—

Mkt value :
Cost value: 36,925,886

Summary

Total assessments	25,848,120
Total exemptions	
Net assessment	25,848,120

- Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

- Sales ratios:

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

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	14.770	150,000	2,215,500		2,215,500	1,550,850
Comm	Primary	643,381					

14.770 acres	Total land value	2,215,500	1,550,850
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Commercial Building Information

Subject	Code	Description	Use	Description	Percentage
Primary Use	93	School	Basement		
Exterior Walls	02	BR/CB			
Roof Material	05	Tar and Gravel	1st Floor	93 School	100.00
Roof Type	05	Flat			
Foundation	01	Poured Concrete	2nd Floor	93 School	36.00
Interior Walls	05	Painted Conc Blo			
Floors	05	Vinyl Tile	3rd Floor		
Heating System					
Fuel Type			4th Floor		
Construct Type	02	Fire Resistant			
Grade	50	A	Other Features	Size	Qty
Garage	32	Detached 2 car	CP7 Canopy-Good	1,932	
Basement	99	None			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	06	Very Good			
External Cond	06	Very Good			
CDU			Year Built: 2002	Eff Year Built:	

Commercial Valuation Summary

Main Area: 72,248 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	93	School	100.00	72,248	200.00	14,449,600
2nd Floor	93	School	36.00	26,009	150.00	3,901,350
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
CP7	Canopy-Good	1,932	22.25			42,990

Sub-Total	18,393,940
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Grade A	Factor 1.5500	28,510,610
CDU	C&D Factor 1.35	38,489,324
Depreciation	10 %	34,640,392

Computed cost value @ 70%	24,248,274
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Outbuilding Information

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