

Property at 00010 TOWER LANE

Prop ID 4370010

Printed 07-Feb-2024 4:53 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TEN TOWER LANE LLC
Second name:
Address: 30 TOWER LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 4370010 Neigh.: Zone: IP Vol: 716 Page: 812

Assessments

Assmt category	Qty	Amount
Commerc Land	2.48	173,600
Commerc Outbldg	1.00	14,790
Commerc Building	1.00	1,656,910

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Aug-2002
Sale price: 1,150,000
Sale valid:

Values

Mkt value :
Cost value: 2,636,143

Summary

Total assessments	1,845,300
Total exemptions	
Net assessment	1,845,300

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 2.2923
Mkt/sale :
Assmt/sale: 1.6046

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	2.480	100,000	248,000			248,000	173,600
Comm Primary		108,029						

2.480 acres Total land value 248,000 173,600

Commercial Valuation Summary

Main Area: 9,485 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	53	Office Building	81.00	7,683	108.71	835,220
1st Floor	53	Office Building	90.00	8,537	144.94	1,237,350
2nd Floor	53	Office Building	90.00	8,537	115.95	989,870
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
EL1 Elevator-Pass			1	50,000	50,000

Sub-Total 3,112,440

Grade	B-	Factor	1.1700	3,641,550
CDU		C&D Factor	1.00	3,641,550
Depreciation		35 %		2,367,008

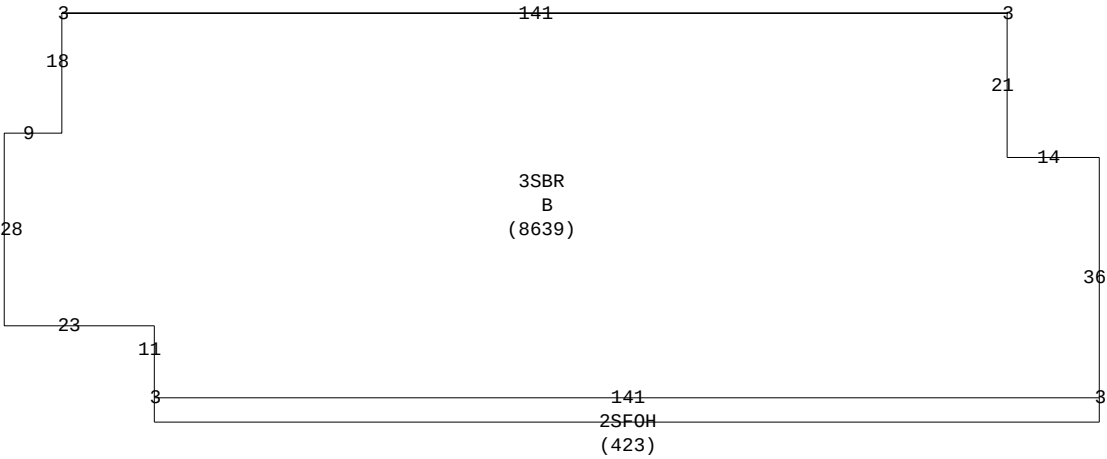
Computed cost value @ 70% 1,656,906

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	53 Office Building	81.00
Exterior Walls	02	BR/CB			
Roof Material	05	Tar and Gravel	1st Floor	53 Office Building	90.00
Roof Type	05	Flat			
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	90.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	08	Unit Heater/AC			
Fuel Type	03	Electric	4th Floor		
Construct Type	02	Fire Resistant			
Grade	37	B-	Other Features	Size	Qty
Garage	99	None	EL1 Elevator-Pass		1
Basement	02	Partial			
Bsmt Finish	01	Unfinished			
Air Cond	03	Wall Units			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1972	Eff Year Built:	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			25,000	1.69		C	42,250	50	21,130
Value at 70%			14,791				Value at 100%		21,130



2SF0H
(423)