

Property at 00020 TOWER LANE

Prop ID 4370020

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

Administrative Information

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

Location Information

Map: 007 Clerk map:
Lot: 4370020 Neigh.: Zone: Vol: 716 Page: 815

Assessments

Assmt category	Qty	Amount
Commerc Land	2.27	158,900
Commerc Building	1.00	1,676,200
Commerc Outbldg	1.00	35,490

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 23-Sep-1994
Sale price: 505,000
Sale valid:

Values

Mkt value :
Cost value: 2,672,271

Summary

Total assessments	1,870,590
Total exemptions	
Net assessment	1,870,590

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 5.2916
Mkt/sale :
Assmt/sale: 3.7041

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	2.270	100,000	227,000			227,000	158,900
Comm Primary	98,881							

2.270 acres Total land value 227,000 158,900

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: 1978	Eff Year Built:	

Commercial Valuation Summary

Main Area: 9,598 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	53	Office Building	81.00	7,774	108.71	845,110
1st Floor	53	Office Building	90.00	8,638	144.94	1,251,990
2nd Floor	53	Office Building	90.00	8,638	115.95	1,001,580
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
EL1 Elevator-Pass				1	50,000	50,000

Sub-Total 3,148,680

Grade	B-	Factor	1.1700	3,683,960
CDU		C&D Factor	1.00	3,683,960
Depreciation		35 %		2,394,574

Computed cost value @ 70% 1,676,202

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			60,000	1.69		C	101,400	50	50,700
Value at 70%			35,490				Value at 100%		50,700

2SF0H
(423)

3 141 141 3

22

19

8

14

3SBR
.25B
(8752)

28

36

22

2SF0H
(423)

11

3 141 141 3