

Property at 00030 TOWER LANE

Prop ID 4370030

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

Administrative Information

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

Location Information

Map: 007 Clerk map:
Lot: 4370030 Neigh.: Zone: IP Vol: 715 Page: 896

Assessments

Assmt category	Qty	Amount
Commerc Land	2.48	173,600
Commerc Outbldg	1.00	18,930
Commerc Building	1.00	2,541,930

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Dec-1993
Sale price: 720,000
Sale valid:

Values

Mkt value :
Cost value: 3,906,371

Summary

Total assessments	2,734,460
Total exemptions	
Net assessment	2,734,460

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 5.4255
Mkt/sale :
Assmt/sale: 3.7979

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 Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	84 Storage	23.00
Exterior Walls	02	BR/CB			
Roof Material	05	Tar and Gravel	1st Floor	53 Office Building	84.00
Roof Type	05	Flat			
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	90.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor	53 Office Building	90.00
Heating System	08	Unit Heater/AC			
Fuel Type	03	Electric	4th Floor	53 Office Building	90.00
Construct Type	02	Fire Resistant			
Grade	37	B-	Other Features		
Garage	99	None	EL1 Elevator-Pass	Size	Qty
Basement	02	Partial			1
Bsmt Finish	01	Unfinished			
Air Cond	03	Wall Units			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			
			Year Built: 1980	Eff Year Built:	

Commercial Valuation Summary

Main Area: 9,908 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	84	Storage	23.00	2,279	33.23	75,730
1st Floor	53	Office Building	84.00	8,323	144.94	1,206,340
2nd Floor	53	Office Building	90.00	8,917	115.95	1,033,930
3rd Floor	53	Office Building	90.00	8,917	115.95	1,033,930
4th Floor	53	Office Building	90.00	8,917	115.95	1,033,930

Other Features

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

Sub-Total

4,433,860

Grade	B-	Factor	1.1700	5,187,620
CDU		C&D Factor	1.00	5,187,620
Depreciation		30 %		3,631,334

Computed cost value @ 70%

2,541,934

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			32,000	1.69		C	54,080	50	27,040
Value at 70%			18,928				Value at 100%		27,040

