

Property at 00035 TOWER LANE

Prop ID 4370035

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

Administrative Information

Owner name: WS AVON LLC (20%) &
 Second name: MVL LLC (80%)
 Address: PO BOX 447
 City/state: GUILFORD CT Zip: 06437

Location Information

Map: 007 Clerk map:
 Lot: 4370035 Neigh.: Zone: IP Vol: 775 Page: 422

Assessments

Assmt category	Qty	Amount
Commerc Land	1.50	105,000
Commerc Outbldg	1.00	14,790
Commerc Building	1.00	773,150
Vacant Commerc	1.03	7,210

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 24-May-2022
 Sale price: 1,537,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,285,929

Summary

Total assessments	900,150
Total exemptions	
Net assessment	900,150

Utilities

Utilities	Connecticut
Water	
Sewer	
Gas	None

Sales ratios

Cost/sale : .8366
 Mkt/sale :
 Assmt/sale: .5857

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	1.500	100,000	150,000		150,000	105,000
Comm Primary		65,340					
RES	52	1.030	7,500	7,725		10,300	7,210
Residual		44,867					

2.530 acres

Total land value

160,300

112,210

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	53 Office Building	45.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	53 Office Building	100.00
Roof Type	02	Hip			
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	100.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	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	03	Full Finished			
Air Cond	01	Central Air			
Interior Cond	04	Average			
External Cond	04	Average			
CDU	04	Average			
Year Built: 1978			Eff Year Built:		

Commercial Valuation Summary

Main Area: 6,147 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	53	Office Building	45.00	2,766	86.95	240,500
1st Floor	53	Office Building	100.00	6,147	115.95	712,740
2nd Floor	53	Office Building	100.00	6,147	92.75	570,130
3rd Floor						
4th Floor						

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

Sub-Total

1,573,370

Grade	B-	Factor	1.1700	1,840,840
CDU		C&D Factor	1.00	1,840,840
Depreciation		40 %		1,104,504

Computed cost value @ 70%

773,153

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

