

Property at 00040 TOWER LANE

Prop ID 4370040

Printed 07-Feb-2024 4:54 PM Design and Layout (C) Right/Angles

Administrative Information

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

Location Information

Map: 007 Clerk map:
Lot: 4370040 Neigh.: Zone: IP Vol: 717 Page: 954

Assessments

Assmt category	Qty	Amount
Commerc Land	2.79	195,300
Commerc Outbldg	1.00	35,490
Commerc Building	1.00	2,500,191

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Mar-2018
Sale price: 3,300,000
Sale valid: 25

Values

Mkt value :
Cost value: 3,901,401

Summary

Total assessments	2,730,981
Total exemptions	
Net assessment	2,730,981

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1822
Mkt/sale :
Assmt/sale: .8276

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	2.790	100,000	279,000			279,000	195,300
Comm Primary		121,532						

2.790 acres Total land value 279,000 195,300

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	84 Storage	21.00
Exterior Walls	02	BR/CB			
Roof Material	05	Tar and Gravel	1st Floor	53 Office Building	100.00
Roof Type	05	Flat			
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	100.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor	53 Office Building	100.00
Heating System	08	Unit Heater/AC			
Fuel Type	03	Electric	4th Floor	53 Office Building	100.00
Construct Type	02	Fire Resistant			
Grade	37	B-			
Garage	99	None			
Basement	02	Partial			
Bsmt Finish	01	Unfinished			
Air Cond	03	Wall Units			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Other Features		Size	Qty
EL1 Elevator-Pass			1

Year Built: 1983	Eff Year Built:
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Commercial Valuation Summary

Main Area: 10,253 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	84	Storage	21.00	2,153	33.23	71,540
1st Floor	53	Office Building	100.00	10,253	144.94	1,486,070
2nd Floor	53	Office Building	100.00	10,253	115.95	1,188,840
3rd Floor	53	Office Building	100.00	10,253	115.95	1,188,840
4th Floor	53	Office Building	100.00	10,253	115.95	1,188,840

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

Sub-Total 5,174,130

Grade	B-	Factor	1.1700	6,053,730
CDU		C&D Factor	1.00	6,053,730
Depreciation		41 %		3,571,701

Computed cost value @ 70% 2,500,191

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
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