

Property at 00007 TOWPATH LANE

Prop ID 4380007

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

Administrative Information

Owner name: SECURE FINANCIAL PROPERTIES LLC
Second name:
Address: 7 TOWPATH LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
Lot: 4380007 Neigh.: Zone: CS Vol: 707 Page: 147

Assessments

Assmt category	Qty	Amount
Commerc Land	.50	105,000
Commerc Building	1.00	288,170

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Feb-2017
Sale price: 570,000
Sale valid:

Values

Mkt value :
Cost value: 561,671

Summary

Total assessments	393,170
Total exemptions	
Net assessment	393,170

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9854
Mkt/sale :
Assmt/sale: .6898

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.500	400,000	200,000	AC	.25	150,000	105,000
Comm Primary		21,780			Access			

.500 acres Total land value 150,000 105,000

Commercial Valuation Summary

Main Area: 1,694 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	84	Storage	100.00	1,694	29.91	50,670
1st Floor	53	Office Building	100.00	1,694	130.45	220,980
2nd Floor	53	Office Building	100.00	1,694	104.36	176,790
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value

Sub-Total 448,440

Grade	C+	Factor 1.0800	484,320
CDU		C&D Factor 1.00	484,320
Depreciation		15 %	411,672

Computed cost value @ 70% 288,170

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	84 Storage	100.00
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	07	Propane Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	33	C+	Other Features Size Qty		
Garage					
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	06	Very Good			
External Cond	06	Very Good			
CDU			Year Built: 2003 Eff Year Built:		

