

Property at 00015 WATERVILLE ROAD

Prop ID 4500015

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Administrative Information

Owner name: AVON WATERVILLE ROAD LLC
Second name:
Address: 7248 MORGAN ROAD
City/state: LIVERPOOL NY Zip: 13088

Location Information

Map: 014 Clerk map:
Lot: 4500015 Neigh.: Zone: Vol: 717 Page: 292

Assessments

Assmt category	Qty	Amount
Commerc Land	2.73	477,230
Commerc Outbldg	1.00	20,160
Commerc Building	1.00	2,726,610

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Mar-2018
Sale price: 2,750,000
Sale valid:

Values

Mkt value :
Cost value: 4,605,714

Summary

Total assessments	3,224,000
Total exemptions	
Net assessment	3,224,000

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.6748
Mkt/sale :
Assmt/sale: 1.1724

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	2.727	250,000	681,750			681,750	477,225
Comm Primary	118,788							

2.727 acres Total land value 681,750 477,225

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail		Basement	
Exterior Walls	14	Stucco/Frame			
Roof Material	05	Tar and Gravel	1st Floor	34 Retail	100.00
Roof Type	05	Flat			
Foundation	01	Poured Concrete	2nd Floor		
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	40	B			
Garage	99	None			
Basement	04	Slab			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Other Features	Size	Qty
SS1 Wet Sprinkler	35,836	

Year Built: 1980 Eff Year Built:

Commercial Valuation Summary

Main Area: 35,836 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	34	Retail	100.00	35,836	93.75	3,359,630
2nd Floor						
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
SS1 Wet Sprinkler	35,836	2.10			75,260

Sub-Total 3,434,890

Grade	B	Factor	1.2600	4,327,960
CDU		C&D Factor	1.00	4,327,960
Depreciation		10 %		3,895,164

Computed cost value @ 70% 2,726,615

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			25,000	2.30		C	57,500	50	28,800

Value at 70% 20,160 Value at 100% 28,800

