

Property at 00021 WATERVILLE ROAD

Prop ID 4500021

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Administrative Information

Owner name: BJF CHILDREN'S TRUST LLC
Second name:
Address: 21 WATERVILLE RD
City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
Lot: 4500021 Neigh.: Zone: CPA Vol: 793 Page: 438

Assessments

Assmt category	Qty	Amount
Commerc Land	2.00	280,000
Commerc Outbldg	1.00	28,210
Commerc Building	1.00	1,315,570
Vacant Commerc	.54	7,560

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 27-Apr-1994
Sale price: 800,000
Sale valid:

Values

Mkt value :
Cost value: 2,330,486

Summary

Total assessments	1,631,340
Total exemptions	
Net assessment	1,631,340

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 2.9131
Mkt/sale :
Assmt/sale: 2.0392

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	2.000	200,000	400,000			400,000	280,000
Comm Primary		87,120						
UND	52	.540	50,000	27,000			10,800	7,560
Undeveloped		23,522						

2.540 acres Total land value 410,800 287,560

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	53 Office Building	70.00
Exterior Walls	15	Stucco/MS		84 Storage	34.50
Roof Material	05	Tar and Gravel	1st Floor	53 Office Building	82.00
Roof Type	05	Flat		45 Warehouse	18.00
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	5.00
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	30	C	Other Features	Size	Qty
Garage	99	None			
Basement	01	Full			
Bsmt Finish	02	Partial			
Air Cond	01	Central Air			
Interior Cond	04	Average			
External Cond	04	Average			
CDU	04	Average	Year Built: 1987	Eff Year Built:	

Commercial Valuation Summary

Main Area: 16,938 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	53	Office Building	70.00	11,857	77.65	920,700
	84	Storage	34.50	5,844	33.23	194,200
1st Floor	53	Office Building	82.00	13,889	176.76	2,455,020
	45	Warehouse	18.00	3,049	54.88	167,330
2nd Floor	53	Office Building	5.00	847	115.95	98,210

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total 3,835,460

Grade	C	Factor	1.0000	3,835,460
CDU		C&D Factor	1.00	3,835,460
Depreciation		51 %		1,879,375

Computed cost value @ 70% 1,315,563

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			35,000	2.30		C	80,500	50	40,300
IP1 Indoor pool	30	70	2,100	110.5		C	232,155	10	

Value at 70% 28,210 Value at 100% 40,300

