

Property at 00040 WATERVILLE ROAD

Prop ID 4500040

Printed 07-Feb-2024 5:21 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PATH LLC
Second name:
Address: 40 WATERVILLE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
Lot: 4500040 Neigh.: Zone: CPA Vol: 521 Page: 687

Assessments

Assmt category	Qty	Amount
Commerc Land	1.00	140,000
Commerc Building	1.00	367,443

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-May-2005
Sale price: 280,000
Sale valid: Y

Values

Resident Excess	.52	2,730

Summary

Total assessments	510,173
Total exemptions	
Net assessment	510,173

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 2.6029
Mkt/sale :
Assmt/sale: 1.8220

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	1.000	200,000	200,000			200,000	140,000
Comm Primary		43,560						
RES	12	.520	7,500	3,900			3,900	2,730
Residual		22,651						

1.520 acres Total land value 203,900 142,730

Commercial Valuation Summary

Main Area: 2,400 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	84	Storage	69.00	1,656	29.91	49,530
1st Floor	53	Office Building	100.00	2,400	130.45	313,080
2nd Floor	53	Office Building	77.00	1,848	104.36	192,860
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total 555,470

Grade	B	Factor	1.2600	699,890
CDU		C&D Factor	1.00	699,890
Depreciation		25 %		524,918

Computed cost value @ 70% 367,443

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	84 Storage	69.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	53 Office Building	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	77.00
Interior Walls	02	Drywall			
Floors	03	Hardwood	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	40	B			
Garage	99	None			
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU					

Year Built: 1952 Eff Year Built: 2015

