

Property at 00012 WEST AVON ROAD

Prop ID 4520012

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Administrative Information

Owner name: OWENS TIMOTHY S TRUSTEE
Second name:
Address: 12 WEST AVON ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 4520012 Neigh.: Zone: Vol: 817 Page: 242

Assessments

Assmt category	Qty	Amount
Commerc Land	.48	100,800
Commerc Building	1.00	123,070

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-May-1998
Sale price: 250,000
Sale valid:

Values

Mkt value :
Cost value: 319,814

Summary

Total assessments	223,870
Total exemptions	
Net assessment	223,870

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2793
Mkt/sale :
Assmt/sale: .8955

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.480	300,000	144,000			144,000	100,800
Comm Primary	20,909							

.480 acres Total land value 144,000 100,800

Commercial Valuation Summary

Main Area: 1,432 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	84	Storage	100.00	1,432	29.91	42,830
1st Floor	53	Office Building	100.00	1,432	130.45	186,800
2nd Floor						
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
CP7 Canopy-Good	70	22.25			1,560

Sub-Total 231,190

Grade	B-	Factor 1.1700	270,490
CDU		C&D Factor 1.00	270,490
Depreciation		35 %	175,819

Computed cost value @ 70% 123,073

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	84 Storage	100.00
Exterior Walls	03	BR/FR			
Roof Material	01	Asphalt Shingles	1st Floor	53 Office Building	100.00
Roof Type	01	Gable			
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	01	Wood Frame			
Grade	37	B-			
Garage					
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 1953	Eff Year Built:
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