

Card 01 of 02 cards

Town of Avon Commercial Property Card

Property at 00015 WEST AVON ROAD

Prop ID 4520015

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Administrative Information

Owner name: SIMSBURY TURNPIKE REALTY
Second name:
Address: 6231 PGA BLVD STE 104-149
City/state: PALM BEACH GARDENS FL Zip: 33418

Location Information

Map: 006 Clerk map:
Lot: 4520015 Neigh.: Zone: CS Vol: 050 Page: 0180

Assessments

Assmt category	Qty	Amount
Commerc Land	2.50	630,000
Commerc Building	2.00	2,044,950
Vacant Commerc	5.45	76,230
Commerc Outbldg	1.00	40,250

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Dec-1964
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 3,987,757

Summary

Total assessments 2,791,430
Total exemptions
Net assessment 2,791,430

Utilities

Water Connecticut
Sewer Public sewer
Gas CNG

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	1.000	400,000	400,000	.25	300,000	210,000
Comm Primary		43,560					
CPRI	21	1.500	400,000	600,000		600,000	420,000
Comm Primary		65,340					
UND	52	5.445	50,000	272,250		108,900	76,230
Undeveloped		237,184					
		7.945 acres		Total land value		1,008,900	706,230

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	31	Restaurant	Basement		
Exterior Walls	03	BR/FR			
Roof Material	05	Tar and Gravel	1st Floor	31 Restaurant	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	50	A	Other Features	Size	Qty
Garage					
Basement	04	Slab			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1984	Eff Year Built:	

Commercial Valuation Summary

Main Area: 5,932

Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	31	Restaurant	100.00	5,932	119.88	711,130
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total						711,130
Grade	A	Factor	1.5500			1,102,250
CDU		C&D Factor	1.00			1,102,250
Depreciation		20 %				881,800
Computed cost value @ 70%						617,260

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			50,000	2.30		C	115,000	50	57,500
Value at 70%			40,250				Value at 100%		57,500

Scale: 1" = 12.37 feet

NEW BUILDING (PETCO) IS to bka 9 WEST AVON ROAD