

Property at 00020 WEST AVON ROAD

Prop ID 4520020

Printed 07-Feb-2024 5:49 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TWENTY WEST AVON ROAD
Second name: ASSOCIATES LLC
Address: 20 WEST AVON ROAD STE 101
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 4520020 Neigh.: Zone: Vol: 594 Page: 704

Assessments

Assmt category	Qty	Amount
Commerc Land	.92	193,200
Commerc Building	1.00	1,377,680
Commerc Outbldg	1.00	24,150

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Dec-1986
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 2,278,614

Summary

Total assessments	1,595,030
Total exemptions	
Net assessment	1,595,030

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

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

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.920	300,000	276,000			276,000	193,200
Comm Primary		40,075						

.920 acres

Total land value

276,000

193,200

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	52	Medical Office	Basement	84 Storage	36.00
Exterior Walls	03	BR/FR			
Roof Material	05	Tar and Gravel	1st Floor	52 Medical Office	100.00
Roof Type	05	Flat			
Foundation	01	Poured Concrete	2nd Floor	52 Medical Office	98.00
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	40	B			
Garage					
Basement	02	Partial			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 1966	Eff Year Built:
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Commercial Valuation Summary

Main Area: 7,134 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	84	Storage	36.00	2,568	33.23	85,330
1st Floor	52	Medical Office	100.00	7,134	168.63	1,203,010
2nd Floor	52	Medical Office	98.00	6,991	134.90	943,090
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total

2,231,430

Grade	B	Factor	1.2600	2,811,600
CDU		C&D Factor	1.00	2,811,600
Depreciation		30 %		1,968,120

Computed cost value @ 70%

1,377,684

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			30,000	2.30		C	69,000	50	34,500

Value at 70%	24,150	Value at 100%	34,500
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