

Property at 00030 WEST AVON ROAD

Prop ID 4520030

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

Administrative Information

Owner name: THIRTY WEST AVON RD LLC
Second name:
Address: 30 WEST AVON ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 4520030 Neigh.: Zone: Vol: 752 Page: 243

Assessments

Assmt category	Qty	Amount
Commerc Land	1.00	210,000
Commerc Building	1.00	1,077,620
Vacant Commerc	1.62	8,510
Commerc Outbldg	1.00	20,160

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 31-Dec-2020
Sale price: 1,115,000
Sale valid:

Values

Mkt value :
Cost value: 1,880,414

Summary

Total assessments	1,316,290
Total exemptions	
Net assessment	1,316,290

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.6865
Mkt/sale :
Assmt/sale: 1.1805

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	1.000	300,000	300,000		300,000	210,000
Comm Primary		43,560					
RES	52	1.620	7,500	12,150		12,150	8,505
Residual		70,567					

2.620 acres Total land value 312,150 218,505

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	52	Medical Office	Basement		
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	100.00
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	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: 1975	Eff Year Built:	

Commercial Valuation Summary

Main Area: 5,367 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	52	Medical Office	100.00	5,367	168.63	905,040
2nd Floor	52	Medical Office	100.00	5,367	134.90	724,010
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total 1,629,050

Grade	B	Factor	1.2600	2,052,600
CDU		C&D Factor	1.00	2,052,600
Depreciation		25 %		1,539,450

Computed cost value @ 70% 1,077,615

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			25,000	2.30		C	57,500	50	28,800
Value at 70%			20,160				Value at 100%		28,800

