

Property at 00040 WEST AVON ROAD

Prop ID 4520040

Printed 07-Feb-2024 5:50 PM Design and Layout (C) Right/Angles

Administrative Information

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

Location Information

Map: 006 Clerk map:
 Lot: 4520040 Neigh.: Zone: Vol: 774 Page: 76

Assessments

Assmt category	Qty	Amount
Commerc Land	.80	140,000
Commerc Building	1.00	138,530
Commerc Outbldg	1.00	4,060

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Apr-2022
 Sale price: 400,000
 Sale valid:

Values

Mkt value :
 Cost value: 403,700

Summary

Total assessments	282,590
Total exemptions	
Net assessment	282,590

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0093
 Mkt/sale :
 Assmt/sale: .7065

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.800	250,000	200,000			200,000	140,000
Comm Primary		34,848						

.800 acres Total land value 200,000 140,000

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement	34 Retail	76.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	34 Retail	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	01	Hot Water			
Fuel Type	01	Oil	4th Floor		
Construct Type	01	Wood Frame			
Grade	33	C+	Other Features	Size	Qty
Garage					
Basement	01	Full			
Bsmt Finish	03	Full Finished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1957	Eff Year Built:	

Commercial Valuation Summary

Main Area: 1,976 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	34	Retail	76.00	1,502	63.28	95,050
1st Floor	34	Retail	100.00	1,976	84.38	166,730

2nd Floor

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total	261,780
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Grade	C+	Factor	1.0800	282,720
CDU		C&D Factor	1.00	282,720
Depreciation		30 %		197,904

Computed cost value @ 70%	138,533
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			5,000	2.30		C	11,500	50	5,800
Value at 70%			4,060				Value at 100%		5,800

