

Property at 00046 WEST AVON ROAD

Prop ID 4520046

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

Administrative Information

Owner name: HOLDINGS DAC LLC
Second name:
Address: 46 WEST AVON ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 4520046 Neigh.: Zone: OP Vol: 780 Page: 190

Assessments

Assmt category	Qty	Amount
Commerc Land	.78	136,500
Commerc Building	1.00	466,330
Commerc Outbldg	1.00	8,050

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Oct-2022
Sale price: 1,230,860
Sale valid: 25

Values

Mkt value :
Cost value: 872,686

Summary

Total assessments	610,880
Total exemptions	
Net assessment	610,880

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .7090
Mkt/sale :
Assmt/sale: .4963

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.780	250,000	195,000			195,000	136,500
Comm Primary		33,977						

.780 acres Total land value 195,000 136,500

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	53 Office Building	80.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	53 Office Building	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	58.00
Interior Walls	02	Drywall		11 Apartment	24.00
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air	4th Floor		
Fuel Type	02	Natural Gas			
Construct Type	01	Wood Frame			
Grade	30	C			
Garage					
Basement	01	Full			
Bsmt Finish	03	Full Finished			
Air Cond	01	Central Air			
Interior Cond	03	Fair			
External Cond	03	Fair			
CDU	03	Fair			

Year Built: 1961 Eff Year Built:

Commercial Valuation Summary

Main Area: 3,588 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	53	Office Building	80.00	2,870	97.84	280,800
1st Floor	53	Office Building	100.00	3,588	130.45	468,050
2nd Floor	53	Office Building	58.00	2,081	104.36	217,170
	11	Apartment	24.00	861	68.40	58,890
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total 1,024,910

Grade	C	Factor	1.0000	1,024,910
CDU		C&D Factor	1.00	1,024,910
Depreciation		35 %		666,192

Computed cost value @ 70% 466,334

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			10,000	2.30		C	23,000	50	11,500
Value at 70%			8,050				Value at 100%		11,500

