

Property at 00070 WEST AVON ROAD

Prop ID 4520070

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Administrative Information

Owner name: FARMINGTON RIVER PROFSNLS LLC
Second name:
Address: 70 WEST AVON ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 4520070 Neigh.: Zone: Vol: 488 Page: 875

Assessments

Assmt category	Qty	Amount
Commerc Land	.83	145,250
Commerc Outbldg	1.00	8,050
Commerc Building	1.00	198,340

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 26-Oct-1971
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 502,343

Summary

Total assessments	351,640
Total exemptions	
Net assessment	351,640

Utilities

Water	Well
Sewer	Septic
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	.830	250,000	207,500		207,500	145,250
Comm Primary		36,155					

.830 acres Total land value 207,500 145,250

Commercial Valuation Summary

Main Area: 2,436 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	86	Support Area	75.00	1,827	29.91	54,650
	53	Office Building	25.00	609	97.84	59,580
1st Floor	53	Office Building	100.00	2,436	130.45	317,780

2nd Floor

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
CP7 Canopy-Good	200	22.25			4,450
CP7 Canopy-Good	36	22.25			800

Sub-Total 437,260

Grade	C+	Factor 1.0800	472,240
CDU		C&D Factor 1.00	472,240
Depreciation		40 %	283,344

Computed cost value @ 70% 198,341

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	86 Support Area	75.00
Exterior Walls	01	Wood Frame		53 Office Building	25.00
Roof Material	01	Asphalt Shingles	1st Floor	53 Office Building	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			CP7 Canopy-Good	200	
Basement	01	Full	CP7 Canopy-Good	36	
Bsmt Finish	03	Full Finished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			
		Year Built: 1963	Eff Year Built:		

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

