

Property at 00080 WEST AVON ROAD

Prop ID 4520080

Printed 05-Sep-2025 4:23 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: EIGHTY WEST AVON ROAD LLC
Second name:
Address: 36 LAKE STREET
City/state: UNIONVILLE CT Zip: 06085

Location Information

Map: 006 Clerk map: 16 007
Lot: 4520080 Neigh.: Zone: Vol: 806 Page: 1187

Assessments

Assmt category	Qty	Amount
Commerc Land	1.00	131,250
Commerc Outbldg	1.00	4,060
Commerc Building	1.00	196,520

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 29-Aug-2025
Sale price: 420,000
Sale valid: 3

Values

Mkt value :
Cost value: 474,043

Summary

Total assessments	331,830
Total exemptions	
Net assessment	331,830

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1287
Mkt/sale :
Assmt/sale: .7901

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	1.000	250,000	250,000		.25	187,500	131,250
Comm Primary		43,560						

1.000 acres Total land value 187,500 131,250

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	53 Office Building	75.00
Exterior Walls	01	Wood Frame		84 Storage	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	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	33	C+			
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			

Other Features	Size	Qty
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Year Built: 1920 Eff Year Built:

Commercial Valuation Summary

Main Area: 2,050 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	53	Office Building	75.00	1,538	97.84	150,480
	84	Storage	25.00	513	29.91	15,340
1st Floor	53	Office Building	100.00	2,050	130.45	267,420

2nd Floor

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total 433,240

Grade	C+	Factor 1.0800	467,900
CDU		C&D Factor 1.00	467,900
Depreciation		40 %	280,740

Computed cost value @ 70% 196,518

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

