

Property at 00084 WEST AVON ROAD

Prop ID 4520084

Printed 07-Feb-2024 5:52 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: STORE MASTER FUNDING XXI LLC
Second name:
Address: 8377 E HARTFORD DR STE 100
City/state: SCOTTSDALE AZ Zip: 85255

Location Information

Map: 006 Clerk map: 96 044
Lot: 4520084 Neigh.: Zone: R30 Vol: 756 Page: 951

Assessments

Assmt category	Qty	Amount
Commerc Land	1.00	175,000
Commerc Outbldg	1.00	16,100
Commerc Building	1.00	312,980
Vacant Commerc	1.12	5,880

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Mar-2021
Sale price: 780,105
Sale valid:

Values

Mkt value :
Cost value: 728,514

Summary

Total assessments	509,960
Total exemptions	
Net assessment	509,960

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9339
Mkt/sale :
Assmt/sale: .6537

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	1.000	250,000	250,000		250,000	175,000
Comm Primary		43,560					
RES	52	1.120	7,500	8,400		8,400	5,880
Residual		48,787					

2.120 acres Total land value 258,400 180,880

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement	34 Retail	35.00
Exterior Walls	03	BR/FR			
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	02	Forced Hot Air			
Fuel Type	02	Natural Gas	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: 1941	Eff Year Built:	

Commercial Valuation Summary

Main Area: 5,552 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	34	Retail	35.00	1,943	63.28	122,950
1st Floor	34	Retail	100.00	5,552	84.38	468,480

2nd Floor

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total	591,430
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Grade	C+	Factor 1.0800	638,740
CDU		C&D Factor 1.00	638,740
Depreciation		30 %	447,118

Computed cost value @ 70%	312,983
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			20,000	2.30		C	46,000	50	23,000

Value at 70%	16,100	Value at 100%	23,000
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