

Property at 00104 WEST AVON ROAD

Prop ID 4520104

Printed 28-Mar-2025 10:20 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: AVON WEST AVON LLC
Second name:
Address: 56 EAST MAIN STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map: 24 003
Lot: 4520104 Neigh.: Zone: R30 Vol: 792 Page: 834

Assessments

Assmt category	Qty	Amount
Commerc Land	6.80	544,950
Commerc Building	1.00	1,107,440
Commerc Outbldg	1.00	4,060

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 23-Apr-2024
Sale price: 449,000
Sale valid:

Values

Mkt value :
Cost value: 2,366,357

Summary

Total assessments	1,656,450
Total exemptions	
Net assessment	1,656,450

Utilities

Water	Well
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 5.2703
Mkt/sale :
Assmt/sale: 3.6892

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	3.000	250,000	750,000		750,000	525,000
Comm Primary		130,680					
RES	21	3.800	7,500	28,500		28,500	19,950
Residual		165,528					

6.800 acres Total land value 778,500 544,950

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail		Basement	
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	08	Unit Heater/AC			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	47	A-		Other Features	Size Qty
Garage	99	None		CP7 Canopy-Good	176
Basement	99	None			
Bsmt Finish	99				
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			
			Year Built:	Eff Year Built:	

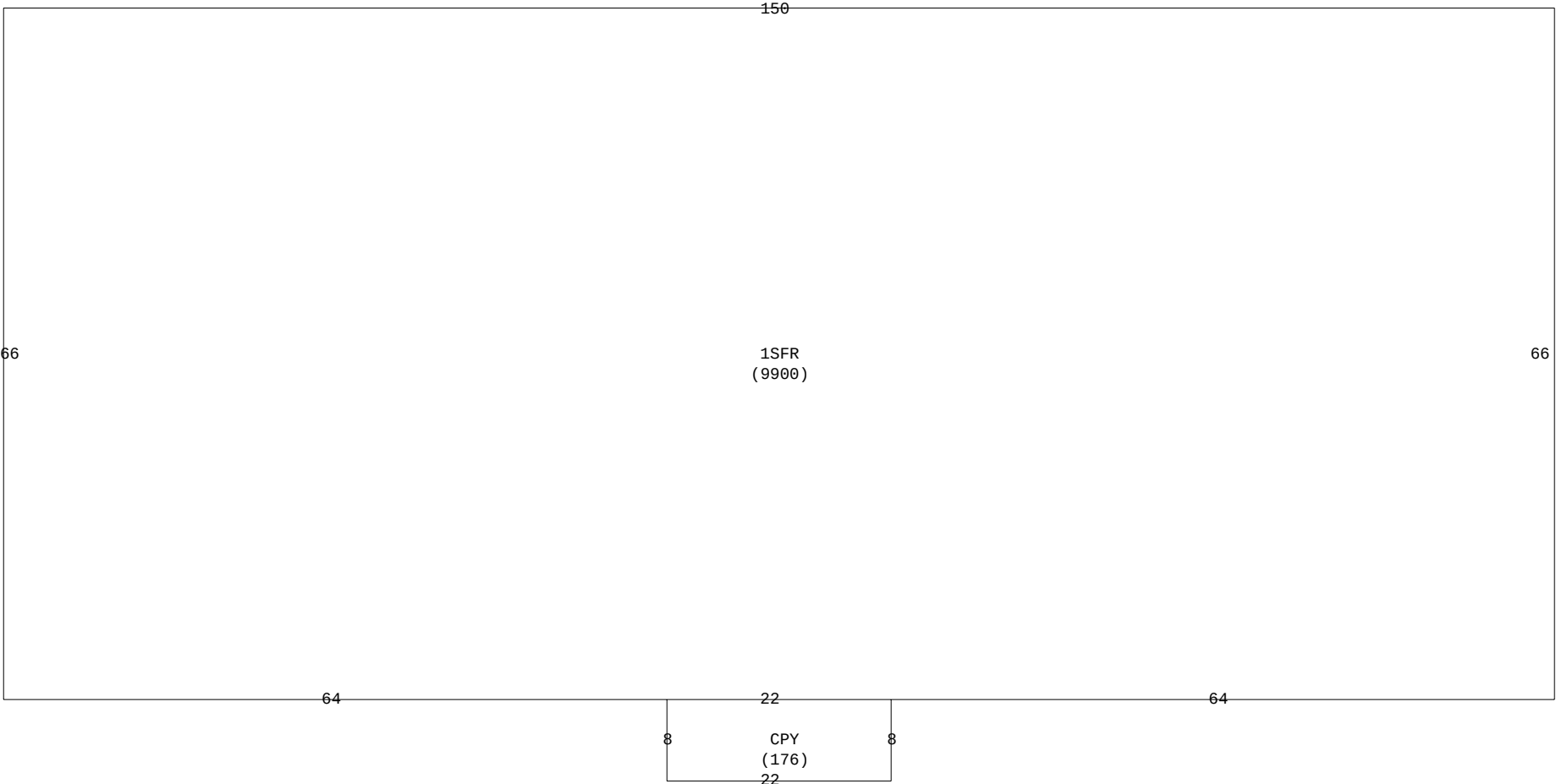
Commercial Valuation Summary

Main Area: 9,900 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	34	Retail	100.00	9,900	84.38	835,360
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
CP7 Canopy-Good		176	22.25			3,920
Sub-Total						839,280
Grade	A-	Factor	1.4500			1,216,960
CDU		C&D Factor	1.30			1,582,048
Depreciation		%				1,582,048
Computed cost value @ 70%						1,107,434

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



MULTI FILINGS AFDV'T V792 P808,V792 P822, DEEDS V792 P818,820,831,834
V792 P831 & V792 P834 ADD TO TOTAL SALE PRICE 449,000