

Property at 00395 WEST AVON ROAD

Prop ID 4520395

Printed 07-Feb-2024 6:07 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BRIGHENTI ENTERPRISES LLC
 Second name:
 Address: 124 SIMSBURY ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4520395 Neigh.: Zone: Vol: 392 Page: 285

Assessments

Assmt category	Qty	Amount
Commerc Land	2.00	210,000
Commerc Outbldg	1.00	32,200
Commerc Building	4.00	1,031,320
Vacant Commerc	.71	3,730

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Oct-2000
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 1,824,643

Summary

Total assessments	1,277,250
Total exemptions	
Net assessment	1,277,250

Utilities

Water	Connecticut
Sewer	Public sewer
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	2.000	150,000	300,000			300,000	210,000
Comm Primary		87,120						
RES	52	.710	7,500	5,325			5,325	3,728
Residual		30,928						

2.710 acres

Total land value

305,325

213,728

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	53 Office Building	70.00
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	70.00
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	30	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			

Year Built: 1978

Eff Year Built:

Commercial Valuation Summary

Main Area: 4,164 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	53	Office Building	70.00	2,915	97.84	285,200
1st Floor	53	Office Building	100.00	4,164	130.45	543,190
2nd Floor	53	Office Building	70.00	2,915	104.36	304,210
3rd Floor						
4th Floor						

Other Features

	Size	Rate	Qty	Rate	Value
EL1 Elevator-Pass			1	50,000	50,000
CP7 Canopy-Good	207	22.25			4,610

Sub-Total

1,187,210

Grade C

Factor 1.0000

1,187,210

CDU

C&D Factor 1.00

1,187,210

Depreciation

30 %

831,047

Computed cost value @ 70%

581,733

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			40,000	2.30		C	92,000	50	46,000
Value at 70%			32,200				Value at 100%		46,000

