

Property at 00427 WEST AVON ROAD

Prop ID 4520427

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Administrative Information

Owner name: WEST AVON LLC
Second name:
Address: 5 OCTOBER GLORY RD
City/state: UNIONVILLE CT Zip: 06085

Location Information

Map: 018 Clerk map:
Lot: 4520427 Neigh.: Zone: NB Vol: 513 Page: 564

Assessments

Assmt category	Qty	Amount
Commerc Land	1.82	303,100
Commerc Building	2.00	659,620

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Dec-2004
Sale price: 485,000
Sale valid:

Values

Mkt value :
Cost value: 1,375,314

Summary

Total assessments	962,720
Total exemptions	
Net assessment	962,720

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 2.8357
Mkt/sale :
Assmt/sale: 1.9850

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	1.220	150,000	183,000			183,000	128,100
Comm Primary		53,143						
CPRI	21	.600					250,000	175,000
Comm Primary		26,136						

1.820 acres Total land value 433,000 303,100

Commercial Valuation Summary

Main Area: 2,500 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	51	Bank	100.00	2,500	84.38	210,950
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
OP1	Open Porch	450	43.00			19,350
Sub-Total						230,300
Grade	A-	Factor 1.4500				333,940
CDU		C&D Factor 1.00				333,940
Depreciation		%				333,940
Computed cost value @ 70%						233,758

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	51	Bank	Basement		
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	51 Bank	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	47	A-	Other Features	Size	Qty
Garage	99	None	OP1	Open Porch	450
Basement	99	None			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 2009	Eff Year Built:	

