

Property at 00441 WEST AVON ROAD

Prop ID 4520441

Printed 12-Feb-2025 12:11 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: K BROTHERS LLC
Second name:
Address: 2138 SILAS DEANE HIGHWAY
City/state: ROCKY HILL CT Zip: 06067

Location Information

Map: 018 Clerk map:
Lot: 4520441 Neigh.: Zone: Vol: 799 Page: 1039

Assessments

Assmt category	Qty	Amount
Commerc Outbldg	2.00	16,800
Commerc Land	.55	350,000
Commerc Building	1.00	120,826

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Jan-2025
Sale price: 1,845,000
Sale valid: 7

Values

Mkt value :
Cost value: 696,609

Summary

Total assessments	487,626
Total exemptions	
Net assessment	487,626

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .3776
Mkt/sale :
Assmt/sale: .2643

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.550						
Comm Primary		23,958						

.550 acres

Total land value

Commercial Valuation Summary

Main Area: 1,731 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	38	Convenience	100.00	1,731	113.74	196,880

2nd Floor

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
CP8 Canopy-Serv Sta	1,400	35.00			49,000

Sub-Total

245,880

Grade	B-	Factor	1.1700	287,680
CDU		C&D Factor	1.00	287,680
Depreciation		40 %		172,608

Computed cost value @ 70%

120,826

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	38	Convenience		Basement	
Exterior Walls	03	BR/FR			
Roof Material	01	Asphalt Shingles	1st Floor	38 Convenience	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	05	Vinyl Tile	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	01	Oil	4th Floor		
Construct Type	01	Wood Frame			
Grade	37	B-			
Garage					
Basement					
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 1989	Eff Year Built:
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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

