

Card 01 of 01 card

Town of Avon Commercial Property Card

Property at 00510 WEST AVON ROAD

Prop ID 4520510

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Design and Layout (C) Right/Angles

BAAX

Administrative Information

Owner name: AVON TOWN OF
Second name:
Address: 60 WEST MAIN STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map: 07 078
Lot: 4520510 Neigh.: Zone: R40 Vol: 34 Page: 462

Assessments

Assmt category	Qty	Amount
Commerc Land	30.00	2,100,000
Resident Excess	9.86	51,770
Commerc Building	1.00	66,371,35
Commerc Outbldg	3.00	72,380

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 08-Dec-1955
Sale price: 11,070
Sale valid:

Values

Mkt value :
Cost value: 97,993,571

Summary

Total assessments 68,595,500
Total exemptions
Net assessment 68,595,500

Utilities

Water Connecticut
Sewer Public sewer
Gas None

Sales ratios

Cost/sale : 8,852.1744
Mkt/sale :
Assmt/sale: 6,196.5221

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	30.000	100,000	3,000,000			3,000,000	2,100,000
Comm Primary	1,306,800							
RES	12	9.860	7,500	73,950			73,950	51,765
Residual	429,502							
		39.860 acres		Total land value			3,073,950	2,151,765

Commercial Valuation Summary

Main Area: 170,862 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	93	School	100.00	170,862	162.50	27,765,080
2nd Floor	93	School	33.60	57,410	108.33	6,219,230
3rd Floor						
4th Floor						
Other Features						
Size						
Rate						
Qty						
Rate						
Value						
Sub-Total						33,984,310
Grade	A	Factor	1.5500			52,675,680
CDU		C&D Factor	2.00			105,351,36
Depreciation		10 %				94,816,224
Computed cost value @ 70%						66,371,357

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	93	School		Basement	
Exterior Walls	02	BR/CB			
Roof Material	05	Tar and Gravel	1st Floor	93 School	100.00
Roof Type	05	Flat			
Foundation	01	Poured Concrete	2nd Floor	93 School	33.60
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	02	Fire Resistant			
Grade	50	A	Other Features		
			Size		
			Qty		
Garage					
Basement					
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	06	Very Good			
External Cond	06	Very Good			
CDU					
Year Built: 1956			Eff Year Built:		

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
C01 Garage	31	43	1,333	109.7	2000	B	184,250	50	92,100
RS1 Frame	12	26	312	30.00	2011	C	9,360	50	4,700
Utility Shed									
C04 Shed	12	20	240	54.85	2010	C	13,164	50	6,600
Value at 70%		72,380	Value at 100%		103,400				

