

Property at 00590 WEST AVON ROAD

Prop ID 4520590

Printed 07-Feb-2024 6:15 PM Design and Layout (C) Right/Angles

HAAX	Administrative Information		
	Owner name:	VALLEY COMMUNITY BAPTIST	
	Second name:	CHURCH	
	Address:	590 WEST AVON ROAD	
	City/state:	AVON CT	Zip: 06001

Location Information			
Map: 025	Clerk map:		
Lot: 4520590	Neigh.:	Zone: R40	Vol: 124 Page: 329
Assessments		Exemptions	Last sale
Assmt category	Qty	Amount	Sale date: 26-Jun-1981
Commerc Land	10.00	560,000	Sale price:
Vacant Commerc	5.90	30,980	Sale valid:
Commerc Building	1.00	7,020,430	Values
Commerc Outbldg	2.00	94,570	Mkt value :
			Cost value: 11,008,543
Summary		Utilities	Sales ratios
Total assessments	7,705,980	Water	Connecticut
Total exemptions		Sewer	Public sewer
Net assessment	7,705,980	Gas	None
			Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	10.000	80,000	800,000		800,000	560,000
Comm Primary		435,600					
RES	52	5.900	7,500	44,250		44,250	30,975
Residual		257,004					

15.900 acres Total land value 844,250 590,975

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building		Basement	
Exterior Walls				1st Floor	53 Office Building 100.00
Roof Material				2nd Floor	53 Office Building 16.00
Roof Type				3rd Floor	
Foundation				4th Floor	
Interior Walls					
Floors					
Heating System					
Fuel Type					
Construct Type	01	Wood Frame			
Grade	43	B+		Other Features	Size Qty
Garage				2SA 2 Story Addtn	10,792
Basement				EL1 Elevator-Pass	1
Bsmt Finish					
Air Cond					
Interior Cond					
External Cond					
CDU				Year Built: 1981	Eff Year Built:

Commercial Valuation Summary

Main Area: 56,168 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	53	Office Building	100.00	56,168	130.45	7,327,120
2nd Floor	53	Office Building	16.00	8,987	104.36	937,880
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
2SA	2 Story Addtn	10,792	90.00			971,280
EL1	Elevator-Pass			1	50,000	50,000
Sub-Total						9,286,280
Grade	B+	Factor	1.3500			12,536,480
CDU		C&D Factor	1.00			12,536,480
Depreciation		20 %				10,029,184
Computed cost value @ 70%						7,020,429

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	30	720	55.95	1998	C	40,284	50	20,100
Block Detach Garage									
PA1 Asphalt Paving			100,00	2.30	1981	C	230,000	50	115,000
Value at 70%		94,570	Value at 100%		135,100				

