

Property at 00635 WEST AVON ROAD

Prop ID 4520635

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Administrative Information

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

Location Information

Map: 024 Clerk map:
Lot: 4520635 Neigh.: Zone: ROS Vol: 86 Page: 113

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Jun-1974
Commerc Land	10.00	560,000				Sale price: 225,000
Resident Excess	19.80	103,950				Sale valid:
Commerc Building	1.00	1,535,010				Values
Commerc Outldg	4.00	613,340				Mkt value :
						Cost value: 4,017,571
Summary			Utilities		Sales ratios	
Total assessments	2,812,300		Water	Connecticut	Cost/sale :	17.8559
Total exemptions			Sewer	None	Mkt/sale :	
Net assessment	2,812,300		Gas	None	Assmt/sale:	12.4991

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	12	19.800	7,500	148,500		148,500	103,950
Residual		862,488					

29.800 acres Total land value 948,500 663,950

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	93	School	Basement		
Exterior Walls	03	BR/FR			
Roof Material	01	Asphalt Shingles	1st Floor	93 School	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	60	AA	Other Features	Size	Qty
Garage					
Basement	99	None			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	06	Very Good			
External Cond	06	Very Good			
CDU			Year Built:	Eff Year Built:	

Commercial Valuation Summary

Main Area: 8,400 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	93	School	100.00	8,400	146.25	1,228,500
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total						1,228,500
Grade	AA	Factor	1.8500			2,272,730
CDU		C&D Factor	1.00			2,272,730
Depreciation		15 %				1,931,821
Computed cost value @ 70%						1,352,275

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
TC1 Asphalt	60	120	4	35,00	2000	C	140,000	50	70,000
Tennis court									
RP5 Pool w/ Gunite			4,890	110.5	1999	A	837,914	50	419,000
RP5 Pool w/ Gunite			1,000	110.5	1999	A	171,353	50	85,700
C07 Bathhouse			3,074	126.5	2000	A	602,973	50	301,500
Value at 70%		613,340					Value at 100%		876,200

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Prop ID 4520635 Card 01

No sketch for this property

SENIOR CENTER & SYCAMORE HILLS PARK