

Card 01 of 01 card

Town of Avon Commercial Property Card

Property at 00652 WEST AVON ROAD

Prop ID 4520652

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Design and Layout (C) Right/Angles

Administrative Information

Owner name: AVON REALTY LLC
Second name:
Address: 652 WEST AVON ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map: 93 042
Lot: 4520652 Neigh.: Zone: R40 Vol: 490 Page: 732

Assessments

Assmt category	Qty	Amount
Commerc Land	6.00	630,000
Commerc Building	1.00	2,944,320
Commerc Outbldg	2.00	27,510
Vacant Commerc	2.04	10,690

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Jul-1976
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 5,160,743

Summary

Total assessments 3,612,520
Total exemptions
Net assessment 3,612,520

Utilities

Water	Connecticut

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	6.000	150,000	900,000			900,000	630,000
Comm Primary		261,360						
RES	52	2.037	7,500	15,278			15,278	10,695
Residual		88,732						
8.037 acres				Total land value			915,278	640,695

Commercial Valuation Summary

Main Area: 32,717 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	84	Storage	28.00	9,161	33.23	304,420
	86	Support Area	38.00	12,432	33.23	413,120
1st Floor	54	Nursing Home	100.00	32,717	134.81	4,410,580
2nd Floor						
3rd Floor						
4th Floor						

Other Features

	Size	Rate	Qty	Rate	Value
AC1 Air Conditioning	45,150	4.00			180,600
EL1 Elevator-Pass			1	50,000	50,000
SS1 Wet Sprinkler	18,872	2.10			39,630

Sub-Total

5,398,350

Grade B-

Factor 1.1700

6,316,070

CDU C&D Factor 1.00

6,316,070

Depreciation 33 %

4,231,767

Computed cost value @ 70%

2,962,237

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	54	Nursing Home	Basement	84 Storage	28.00
Exterior Walls	02	BR/CB		86 Support Area	38.00
Roof Material	01	Asphalt Shingles	1st Floor	54 Nursing Home	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	01	Hot Water			
Fuel Type	01	Oil	4th Floor		
Construct Type	02	Fire Resistant			
Grade	37	B-			
Garage					
Basement	02	Partial			
Bsmt Finish	02	Partial			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Other Features

	Size	Qty
AC1 Air Conditioning	45,150	
EL1 Elevator-Pass		1
SS1 Wet Sprinkler	18,872	

Year Built: 1965 Eff Year Built:

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			30,000	2.30		C	69,000	50	34,500
RS1 Frame Utility Shed	16	20	320	30.00	2008	C	9,600	50	4,800
Value at 70%			27,510				Value at 100%		39,300

