

Property at 00867 WEST AVON ROAD

Prop ID 4520867

Printed 07-Feb-2024 6:25 PM Design and Layout (C) Right/Angles

HAAX	Administrative Information		
	Owner name: MEMORIAL UNITED		
	Second name: METHODIST CHURCH		
	Address: 867 WEST AVON ROAD		
	City/state: AVON CT		Zip: 06001

Location Information			
Map: 029	Clerk map: 94 033		
Lot: 4520867	Neigh.:	Zone: R40	Vol: 261 Page: 124
Assessments		Exemptions	Last sale
Assmt category	Qty	Amount	Sale date: 28-May-1992
Commerc Land	4.88	273,060	Sale price:
Commerc Building	1.00	1,297,970	Sale valid:
Commerc Outbldg			Values
			Mkt value :
			Cost value: 2,244,329
Summary		Utilities	Sales ratios
Total assessments	1,571,030	Water Connecticut	Cost/sale :
Total exemptions		Sewer None	Mkt/sale :
Net assessment	1,571,030	Gas None	Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	4.876	80,000	390,080		390,080	273,056
Comm Primary	212,399						
4.876 acres				Total land value		390,080	273,056

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	92	Church	Basement	53 Office Building	90.00
Exterior Walls	02	BR/CB			
Roof Material	01	Asphalt Shingles	1st Floor	92 Church	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	92 Church	50.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System			4th Floor		
Fuel Type					
Construct Type	01	Wood Frame	Other Features		
Grade	47	A-	Size		
Garage			Qty		
Basement	01	Full			
Bsmt Finish	03	Full Finished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU			Year Built: 1970	Eff Year Built:	

Commercial Valuation Summary

Main Area:		5,459	Construction Type: Wood Frame			
Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	53	Office Building	90.00	4,913	97.84	480,690
1st Floor	92	Church	100.00	5,459	146.25	798,380
2nd Floor	92	Church	50.00	2,730	117.00	319,410
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total						1,598,480
Grade	A-	Factor	1.4500			2,317,800
CDU		C&D Factor	1.00			2,317,800
Depreciation		20 %				1,854,240
Computed cost value @ 70%						1,297,968

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

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Prop ID 4520867 Card 01

No sketch for this property