

Property at 00006 WEST MAIN STREET

Prop ID 4540006

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HAAX
Administrative Information
Owner name: AVON CONGREGATIONAL
Second name: CHURCH
Address: 6 WEST MAIN STREET
City/state: AVON CT Zip: 06001

Location Information
Map: 008 Clerk map:
Lot: 4540006 Neigh.: Zone: CS Vol: 6 Page: 47

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date:
Commerc Land	.71	248,500				Sale price:
Commerc Building	1.00	1,660,110				Sale valid:
					Values	
					Mkt value :	
					Cost value: 2,726,586	
Summary			Utilities		Sales ratios	
Total assessments	1,908,610		Water	Connecticut	Cost/sale :	
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	1,908,610		Gas	CNG	Assmt/sale:	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	.710	600,000	426,000		600,000	420,000
Comm Primary	30,928						

.710 acres Total land value 600,000 420,000

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	92	Church	Basement	86 Support Area	28.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	92 Church	100.00
Roof Type	01	Gable			
Foundation	03	Field Stone	2nd Floor	92 Church	77.00
Interior Walls	01	Plaster			
Floors	03	Hardwood	3rd Floor		
Heating System	01	Hot Water			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	53	A+	Other Features		Size Qty
Garage			OP1	Open Porch	152
Basement	01	Full	OP1	Open Porch	152
Bsmt Finish	03	Full Finished	EL1	Elevator-Pass	1
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU			Year Built:		Eff Year Built:

Commercial Valuation Summary

Main Area: 8,670 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	86	Support Area	28.00	2,428	29.91	72,620
1st Floor	92	Church	100.00	8,670	146.25	1,267,990
2nd Floor	92	Church	77.00	6,676	117.00	781,090
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
OP1	Open Porch	152	43.00			6,540
OP1	Open Porch	152	43.00			6,540
EL1	Elevator-Pass			1	50,000	50,000
Sub-Total						2,184,780
Grade	A+	Factor	1.6500			3,604,890
CDU		C&D Factor	1.00			3,604,890
Depreciation			35 %			2,343,179
Computed cost value @ 70%						1,640,225

