

Property at 00012 WEST MAIN STREET

Prop ID 4540012

Printed 15-Jul-2025 8:47 AM Design and Layout (C) Right/Angles

## -Administrative Information-

Owner name: TWELVE WEST MAIN STREET TRS  
Second name: C/O AVON CONG CHURCH  
Address: 6 WEST MAIN STREET  
City/state: AVON CT Zip: 06001

## -Location Information-

Map: 008 Clerk map:  
Lot: 4540012 Neigh.: Zone: Vol: 135 Page: 372

## Assessments

| Assmt category   | Qty  | Amount  |
|------------------|------|---------|
| Commerc Land     | .59  | 61,950  |
| Commerc Building | 1.00 | 191,360 |

## -Exemptions-

| Exempt | Cat | Amount |
|--------|-----|--------|
|--------|-----|--------|

-Last sale-

```
Sale date: 08-Apr-1983
Sale price:    130,000
Sale valid:
```

—Values—

|             |         |
|-------------|---------|
| Mkt value : |         |
| Cost value: | 361,871 |

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 253,310 |
| Total exemptions  |         |
| Net assessment    | 253,310 |

- Utilities

|       |              |
|-------|--------------|
| Water | Connecticut  |
| Sewer | Public sewer |
| Gas   | None         |

- Sales ratios:

|             |        |
|-------------|--------|
| Cost/sale : | 2.7836 |
| Mkt/sale :  |        |
| Assmt/sale: | 1.9485 |

## Land Information

| Type | Use     | Acres/SqFt | Rate    | Total   | Infl | Fact         | Value  | 70% Value |
|------|---------|------------|---------|---------|------|--------------|--------|-----------|
| CPRI | 21      | .590       | 600,000 | 354,000 | SS   | .75          | 88,500 | 61,950    |
| Comm | Primary | 25,700     |         |         |      | Shape & Size |        |           |

|            |                  |        |        |
|------------|------------------|--------|--------|
| .590 acres | Total land value | 88,500 | 61,950 |
|------------|------------------|--------|--------|

## Commercial Building Information

| Subject        | Code | Description      | Use              | Description        | Percentage |
|----------------|------|------------------|------------------|--------------------|------------|
| Primary Use    | 81   | Mixed Use Apart  | Basement         | 91 Unfin Basement  | 75.00      |
| Exterior Walls | 01   | Wood Frame       |                  |                    |            |
| Roof Material  | 01   | Asphalt Shingles | 1st Floor        | 53 Office Building | 100.00     |
| Roof Type      | 01   | Gable            |                  |                    |            |
| Foundation     | 03   | Field Stone      | 2nd Floor        | 11 Apartment       | 75.00      |
| Interior Walls | 01   | Plaster          |                  |                    |            |
| Floors         | 02   | Carpeting        | 3rd Floor        | 11 Apartment       | 75.00      |
| Heating System | 01   | Hot Water        |                  |                    |            |
| Fuel Type      | 02   | Natural Gas      | 4th Floor        |                    |            |
| Construct Type | 01   | Wood Frame       |                  |                    |            |
| Grade          | 30   | C                | Other Features   |                    |            |
| Garage         |      |                  |                  |                    |            |
| Basement       | 01   | Full             |                  |                    |            |
| Bsmt Finish    | 01   | Unfinished       |                  |                    |            |
| Air Cond       |      |                  |                  |                    |            |
| Interior Cond  | 03   | Fair             |                  |                    |            |
| External Cond  | 03   | Fair             |                  |                    |            |
| CDU            | 03   | Fair             | Year Built: 1830 | Eff Year Built:    |            |

