

Property at 00014 WEST MAIN STREET

Prop ID 4540014

Printed 04-Oct-2024 3:27 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MAISON CLOVER LLC
Second name:
Address: PO BOX 235
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
Lot: 4540014 Neigh.: Zone: CS Vol: 797 Page: 264

Assessments

Assmt category	Qty	Amount
Commerc Land	.20	54,600
Commerc Building	1.00	183,500
Commerc Outbldg	1.00	3,550

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Sep-2024
Sale price: 339,000
Sale valid:

Values

Mkt value :
Cost value: 345,214

Summary

Total assessments	241,650
Total exemptions	
Net assessment	241,650

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.0183
Mkt/sale :
Assmt/sale: .7128

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.195	600,000	117,000			600,000	420,000
Comm Primary		8,494						

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

Commercial Valuation Summary

Main Area: 1,556 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	91	Unfin Basement	40.00	622	29.91	18,600
1st Floor	53	Office Building	100.00	1,556	130.45	202,980
2nd Floor	53	Office Building	93.50	1,455	104.36	151,840
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value

Sub-Total 373,420

Grade	C+	Factor	1.0800	403,290
CDU		C&D Factor	1.00	403,290
Depreciation		35 %		262,139

Computed cost value @ 70% 183,497

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	91 Unfin Basement	40.00
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	53 Office Building	93.50
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	01	Hot Water			
Fuel Type	01	Oil	4th Floor		
Construct Type	01	Wood Frame			
Grade	33	C+	Other Features Size Qty		
Garage					
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			
			Year Built: 1884 Eff Year Built:		

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			6,000	1.69		C	10,140	50	5,070
Value at 70%			3,549	Value at 100%			5,070		

