

Property at 00016 WEST MAIN STREET

Prop ID 4540016

Printed 05-Sep-2025 4:24 PM Design and Layout (C) Right/Angles

-Administrative Information-

Owner name: DOMS PROPERTIES LLC
Second name:
Address: 20 WEST MAIN STREET
City/state: AVON CT Zip: 06001

-Location Information-

Map: 008 Clerk map:
Lot: 4540016 Neigh.: Zone: CS Vol: 806 Page: 566

Assessments

Assmt category	Qty	Amount
Commerc Land	.31	86,800
Commerc Building	1.00	130,760
Commerc Outbldg	1.00	4,440

-Exemptions-

Exempt	Cat	Amount
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-Last sale-

Sale date:	18-Aug-2025
Sale price:	600,000
Sale valid:	24

—Values—

Mkt value :	
Cost value:	317,143

Summary

Total assessments	222,000
Total exemptions	
Net assessment	222,000

- Utilities

Water	Connecticut
Sewer	None
Gas	None

- Sales ratios:

Cost/sale :	.5286
Mkt/sale :	
Assmt/sale:	.3700

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	.310	600,000	186,000		600,000	420,000
Comm	Primary	13,504					

.310 acres	Total land value	600,000	420,000
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Commercial Building Information

Subject	Code	Description	Use	Description	Percentage
Primary Use	34	Retail	Basement	91 Unfin	Basement 95.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	34 Retail	100.00
Roof Type	01	Gable			
Foundation	03	Field Stone	2nd Floor	34 Retail	75.00
Interior Walls	01	Plaster			
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		
Garage					
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond					
Interior Cond	03	Fair			
External Cond	03	Fair			
CDU	03	Fair	Year Built: 1900	Eff Year Built:	

Commercial Valuation Summary

Main Area: 1,512 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	91	Unfin Basement	95.00	1,436	29.91	42,950
1st Floor	34	Retail	100.00	1,512	84.38	127,580
2nd Floor	34	Retail	75.00	1,134	67.50	76,550
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total	247,080
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Grade	C+	Factor	1.0800	266,850
CDU		C&D Factor	1.00	266,850
Depreciation			30 %	186,795

Computed cost value @ 70%	130,757
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Outbuilding Information

[illegible]

