

Property at 00017 WEST MAIN STREET

Prop ID 4540017

Printed 07-Feb-2024 6:31 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SEVENTEEN WEST MAIN ST ASSOC LLC
Second name: C/O PRESIDENTIAL DEVELOPMENT
Address: 17 WEST MAIN STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
Lot: 4540017 Neigh.: Zone: CS Vol: 330 Page: 830

Assessments

Assmt category	Qty	Amount
Commerc Land	.48	101,220
Commerc Outbldg	1.00	11,830
Commerc Building	1.00	235,560

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Apr-1997
Sale price: 348,000
Sale valid:

Values

Mkt value :
Cost value: 498,014

Summary

Total assessments	348,610
Total exemptions	
Net assessment	348,610

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.4311
Mkt/sale :
Assmt/sale: 1.0018

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.482	600,000	289,200		.25	450,000	315,000
Comm Primary		20,996						

.482 acres Total land value 450,000 315,000

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	86 Support Area	90.00
Exterior Walls	02	BR/CB			
Roof Material	01	Asphalt Shingles	1st Floor	53 Office Building	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	01	Plaster			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	37	B-	Other Features	Size	Qty
Garage	99	None	CP7 Canopy-Good	112	
Basement	01	Full			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 1932 Eff Year Built:

Commercial Valuation Summary

Main Area: 2,796 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	86	Support Area	90.00	2,516	29.91	75,250
1st Floor	53	Office Building	100.00	2,796	130.45	364,740
2nd Floor						
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
CP7 Canopy-Good	112	22.25			2,490

Sub-Total 442,480

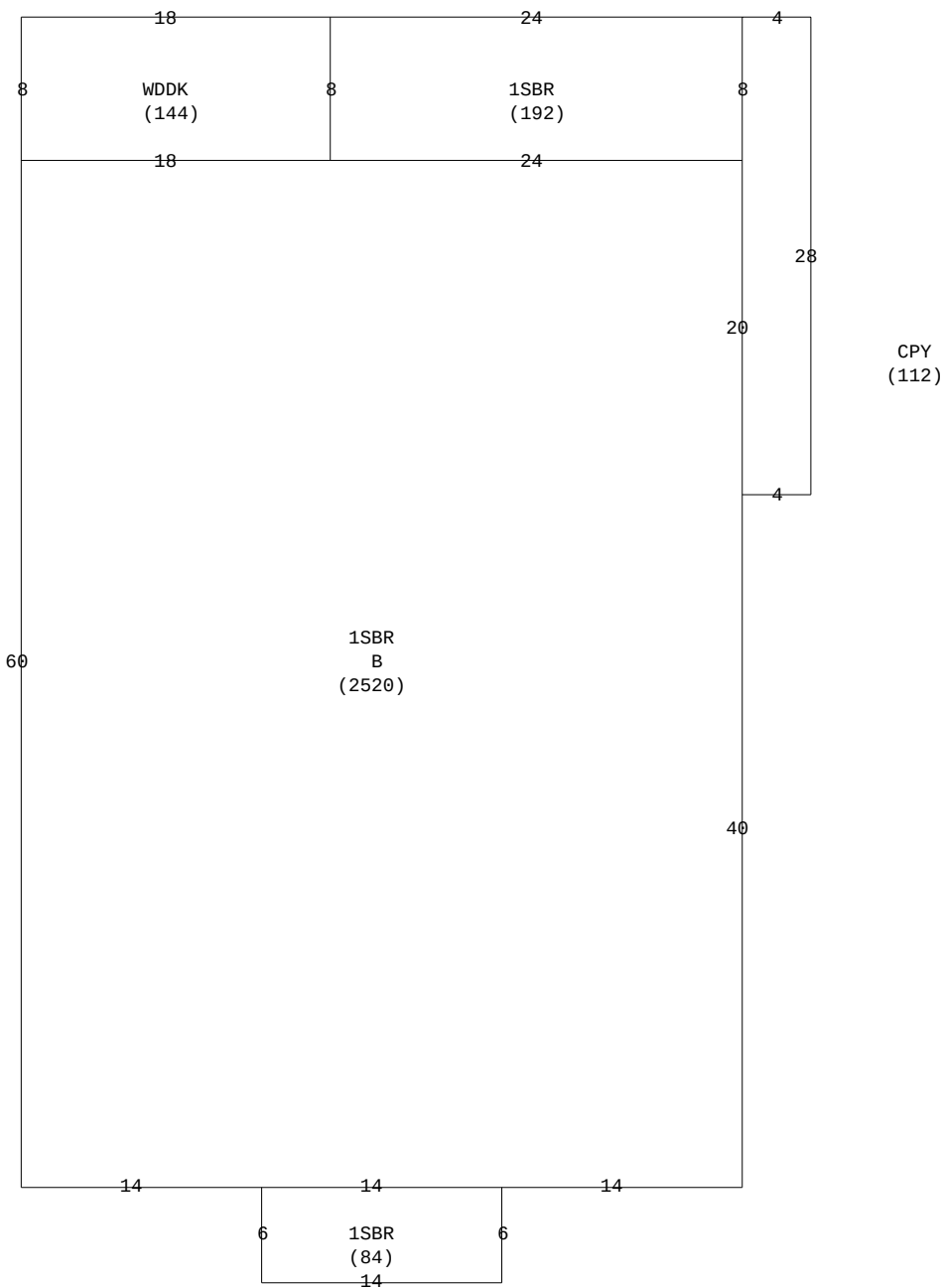
Grade	B-	Factor	1.1700	517,700
CDU		C&D Factor	1.00	517,700
Depreciation		35 %		336,505

Computed cost value @ 70% 235,554

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			20,000	1.69		C	33,800	50	16,900

Value at 70% 11,830 Value at 100% 16,900



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