

Property at 00020 WEST MAIN STREET

Prop ID 4540020

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: 4540020 Neigh.: Zone: CS Vol: 806 Page: 570

Assessments

| Assmt category   | Qty  | Amount  |
|------------------|------|---------|
| Commerc Land     | .37  | 103,600 |
| Commerc Building | 1.00 | 127,540 |
| Commerc Outbldg  | 1.00 | 2,960   |

Exemptions

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

Last sale

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

Values

Mkt value :  
Cost value: 334,429

Summary

| Total assessments | 234,100 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 234,100 |

Utilities

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

Sales ratios

Cost/sale : .5574  
Mkt/sale :  
Assmt/sale: .3902

Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| CPRI         | 21  | .370       | 600,000 | 222,000 |      |      | 600,000 | 420,000   |
| Comm Primary |     | 16,117     |         |         |      |      |         |           |

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

Commercial Building Information

| Subject        | Code | Description      | Use              | Description        | Perc   |
|----------------|------|------------------|------------------|--------------------|--------|
| Primary Use    | 34   | Retail           | Basement         | 91 Unfin Basement  | 36.00  |
| 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        | 53 Office Building | 56.00  |
| 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          | 30   | C                | Other Features   | Size               | Qty    |
| Garage         |      |                  |                  |                    |        |
| Basement       | 01   | Full             |                  |                    |        |
| Bsmt Finish    | 01   | Unfinished       |                  |                    |        |
| Air Cond       | 01   | Central Air      |                  |                    |        |
| Interior Cond  | 03   | Fair             |                  |                    |        |
| External Cond  | 03   | Fair             |                  |                    |        |
| CDU            | 03   | Fair             | Year Built: 1825 | Eff Year Built:    |        |

Commercial Valuation Summary

Main Area: 1,825 Construction Type: Wood Frame

| Subject   | Code | Description     | Perc   | AdjSF | AdjRate | Net Value |
|-----------|------|-----------------|--------|-------|---------|-----------|
| Basement  | 91   | Unfin Basement  | 36.00  | 657   | 29.91   | 19,650    |
| 1st Floor | 34   | Retail          | 100.00 | 1,825 | 84.38   | 153,990   |
| 2nd Floor | 53   | Office Building | 56.00  | 1,022 | 104.36  | 106,660   |
| 3rd Floor |      |                 |        |       |         |           |
| 4th Floor |      |                 |        |       |         |           |

| Other Features | Size | Rate | Qty | Rate | Value |
|----------------|------|------|-----|------|-------|
|----------------|------|------|-----|------|-------|

|           |         |
|-----------|---------|
| Sub-Total | 280,300 |
|-----------|---------|

|              |   |            |        |         |
|--------------|---|------------|--------|---------|
| Grade        | C | Factor     | 1.0000 | 280,300 |
| CDU          |   | C&D Factor | 1.00   | 280,300 |
| Depreciation |   | 35 %       |        | 182,195 |

|                           |         |
|---------------------------|---------|
| Computed cost value @ 70% | 127,537 |
|---------------------------|---------|

Outbuilding Information

| Description        | Wid   | Len | Area  | Rate | Year | Cnd | RCN           | Depr | Value |
|--------------------|-------|-----|-------|------|------|-----|---------------|------|-------|
| PA1 Asphalt Paving |       |     | 5,000 | 1.69 |      | C   | 8,450         | 50   | 4,230 |
| Value at 70%       | 2,961 |     |       |      |      |     | Value at 100% |      | 4,230 |

