

Property at 00026 WEST MAIN STREET

Prop ID 4540026

Printed 14-Apr-2026 12:26 PM Design and Layout (C) Right/Angles

## Administrative Information

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

## Location Information

Map: 008 Clerk map:  
Lot: 4540026 Neigh.: Zone: Vol: 806 Page: 549

## Assessments

| Assmt category   | Qty  | Amount  |
|------------------|------|---------|
| Commerc Land     | 1.67 | 420,840 |
| Commerc Outbldg  | 1.00 | 16,270  |
| Commerc Building | 1.00 | 495,900 |

## Exemptions

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

## Last sale

Sale date: 18-Aug-2025  
Sale price: 1,200,000  
Sale valid: 24

## Values

Mkt value :  
Cost value: 1,332,871

## Summary

| Total assessments | 933,010 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 933,010 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : 1.1107  
Mkt/sale :  
Assmt/sale: .7775

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total     | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|-----------|------|------|---------|-----------|
| CPRI         | 21  | 1.670      | 600,000 | 1,002,000 |      | .40  | 601,200 | 420,840   |
| Comm Primary |     | 72,745     |         |           |      |      |         |           |

1.670 acres Total land value 601,200 420,840

## Commercial Building Information

| Subject        | Code | Description      | Use              | Description        | Perc  |
|----------------|------|------------------|------------------|--------------------|-------|
| Primary Use    | 31   | Restaurant       | Basement         |                    |       |
| Exterior Walls | 01   | Wood Frame       |                  |                    |       |
| Roof Material  | 01   | Asphalt Shingles | 1st Floor        | 31 Restaurant      | 79.00 |
| Roof Type      | 01   | Gable            |                  | 34 Retail          | 21.00 |
| Foundation     | 01   | Poured Concrete  | 2nd Floor        | 53 Office Building | 13.00 |
| Interior Walls | 01   | Plaster          |                  |                    |       |
| Floors         | 02   | Carpeting        | 3rd Floor        | 86 Support Area    | 7.00  |
| 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         |      |                  |                  |                    |       |
| Basement       | 04   | Slab             |                  |                    |       |
| Bsmt Finish    |      |                  |                  |                    |       |
| Air Cond       | 01   | Central Air      |                  |                    |       |
| Interior Cond  | 05   | Good             |                  |                    |       |
| External Cond  | 05   | Good             |                  |                    |       |
| CDU            | 05   | Good             | Year Built: 1994 | Eff Year Built:    |       |

## Commercial Valuation Summary

Main Area: 8,424 Construction Type: Wood Frame

| Subject   | Code | Description     | Perc  | AdjSF | AdjRate | Net Value |
|-----------|------|-----------------|-------|-------|---------|-----------|
| Basement  |      |                 |       |       |         |           |
| 1st Floor | 31   | Restaurant      | 79.00 | 6,655 | 107.89  | 718,010   |
|           | 34   | Retail          | 21.00 | 1,769 | 84.38   | 149,270   |
| 2nd Floor | 53   | Office Building | 13.00 | 1,095 | 112.37  | 123,050   |
| 3rd Floor | 86   | Support Area    | 7.00  | 590   | 31.92   | 18,830    |
| 4th Floor |      |                 |       |       |         |           |

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

Sub-Total 1,009,160

|              |    |            |        |           |
|--------------|----|------------|--------|-----------|
| Grade        | B- | Factor     | 1.1700 | 1,180,720 |
| CDU          |    | C&D Factor | 1.00   | 1,180,720 |
| Depreciation |    | 40 %       |        | 708,432   |

Computed cost value @ 70% 495,902

## Outbuilding Information

| Description        | Wid | Len | Area   | Rate | Year | Cnd | RCN           | Depr | Value  |
|--------------------|-----|-----|--------|------|------|-----|---------------|------|--------|
| PA1 Asphalt Paving |     |     | 27,500 | 1.69 |      | C   | 46,475        | 50   | 23,240 |
| Value at 70%       |     |     | 16,268 |      |      |     | Value at 100% |      | 23,240 |

