Card 01 of 01 card — Town of Avon Commercial Property Card

Property at 00047 WEST MAIN STREET — Prop ID 4540047 — Printed 09-Jan-2025 8:58 AM — Design and Layout (C) Right/Angles

Administrative Information

Owner name: SONCY ENTERPRISES LLC
Second name:
Address: 47 WEST MAIN STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map: 81 051
Lot: 4540047 Neigh.: Zone: Vol: 154 Page: 848

Assessments

Assmt category	Qty	Amount
Commerc Condo	1.00	325,920

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 465,600

Summary

Total assessments	325,920
Total exemptions	
Net assessment	325,920

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21		600,000			600,000	420,000
Comm Primary							
		acres		Total land value		600,000	420,000

Commercial Building Information

Subject	Code	Description
Primary Use	55	Office Condo
Exterior Walls	01	Wood Frame
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	02	Carpeting
Heating System	02	Forced Hot Air
Fuel Type	02	Natural Gas
Construct Type	01	Wood Frame
Grade		
Garage		
Basement		
Bsmt Finish		
Air Cond	01	Central Air
Interior Cond	05	Good
External Cond	05	Good
CDU	05	Good

Use	Description	Perc
Basement		
1st Floor	55 Office Condo	100.00
2nd Floor		
3rd Floor		
4th Floor		

Other Features	Size	Qty

Year Built: 1983 Eff Year Built:

Commercial Valuation Summary

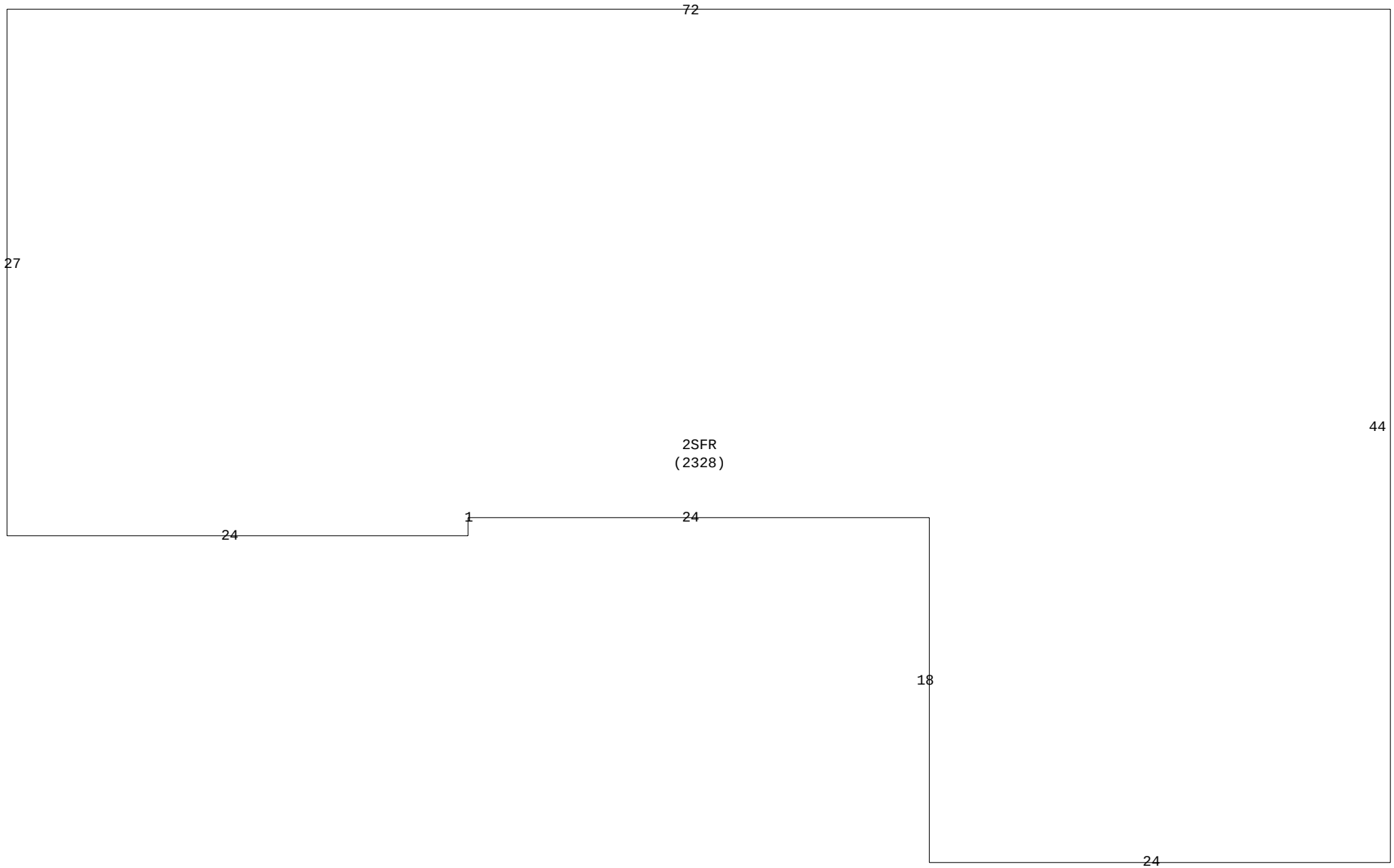
Main Area: 4,656 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	55	Office Condo	100.00	4,656	100.00	465,600
2nd Floor						
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value

Sub-Total		465,600
Grade	Factor 1.0000	465,600
CDU	C&D Factor 1.00	465,600
Depreciation	%	465,600
	Computed cost value @ 70%	325,920

Property at 00047 WEST MAIN STREET | Prop ID 4540047 Card 01 | Scale: 1" = 7.55 feet



NAME CHANGE M&D TO SONCY ENTERPRISES 12-16-04 VOL 512 PAGE 1073