

Property at 00112 WEST MAIN STREET

Prop ID 4540112

Printed 07-Feb-2024 6:34 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LENA PLACE AVON LLC
Second name: ATTN MARLENE JUNG
Address: 112 WEST MAIN STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 4540112 Neigh.: Zone: IP Vol: 611 Page: 1299

Assessments

Assmt category	Qty	Amount
Commerc Land	.36	100,800
Commerc Outbldg	1.00	2,670
Commerc Building	1.00	123,810

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Sep-2010
Sale price: 232,000
Sale valid: 18

Values

Mkt value :
Cost value: 324,686

Summary

Total assessments	227,280
Total exemptions	
Net assessment	227,280

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3995
Mkt/sale :
Assmt/sale: .9797

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.360	600,000	216,000			600,000	420,000
Comm Primary	15,682							

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

Commercial Valuation Summary

Main Area: 1,316 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	84	Storage	62.00	816	24.12	19,680
1st Floor	53	Office Building	100.00	1,316	130.45	171,670
2nd Floor	82	M/U and Indust 0	62.00	816	100.00	81,600
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total 272,950

Grade	C+	Factor 1.0800	294,790
CDU		C&D Factor 1.00	294,790
Depreciation		40 %	176,874

Computed cost value @ 70% 123,812

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	84 Storage	62.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	53 Office Building	100.00
Roof Type	01	Gable			
Foundation	03	Field Stone	2nd Floor	82 M/U and Indust 0	62.00
Interior Walls	01	Plaster			
Floors	02	Carpeting	3rd Floor		
Heating System	01	Hot Water			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	33	C+			
Garage					
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	04	Average			
CDU	05	Good			

Year Built: 1850	Eff Year Built:
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	22	484	31.53		C	15,261	75	3,820
Block Detach Garage									

Value at 70%	2,674	Value at 100%	3,820
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