

Property at 00172 WEST MAIN STREET

Prop ID 4540172

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Administrative Information

Owner name: ONE SEVENTY TWO WEST MAIN LLC
Second name:
Address: 30 TOWER LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 4540172 Neigh.: Zone: Vol: 692 Page: 423

Assessments

Assmt category	Qty	Amount
Commerc Land	1.00	280,000
Commerc Building	1.00	709,790
Vacant Commerc	.34	4,760
Commerc Outldg	1.00	8,880

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Nov-2015
Sale price: 1,100,000
Sale valid:

Values

Mkt value :
Cost value: 1,433,471

Summary

Total assessments	1,003,430
Total exemptions	
Net assessment	1,003,430

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3032
Mkt/sale :
Assmt/sale: .9122

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	1.000	600,000	600,000			600,000	420,000
Comm Primary		43,560						
UND	52	.340	20,000	6,800			6,800	4,760
Undeveloped		14,810						

1.340 acres Total land value 606,800 424,760

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	84 Storage	35.00
Exterior Walls	03	BR/FR		53 Office Building	65.00
Roof Material	01	Asphalt Shingles	1st Floor	53 Office Building	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	100.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	33	C+			
Garage					
Basement	01	Full			
Bsmt Finish	02	Partial			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 1986	Eff Year Built:
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Commercial Valuation Summary

Main Area: 4,053 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	84	Storage	35.00	1,419	29.91	42,440
1st Floor	53	Office Building	65.00	2,634	97.84	257,710
2nd Floor	53	Office Building	100.00	4,053	130.45	528,710
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total 1,251,830

Grade	C+	Factor	1.0800	1,351,980
CDU		C&D Factor	1.00	1,351,980
Depreciation		25 %		1,013,985

Computed cost value @ 70% 709,790

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			15,000	1.69		C	25,350	50	12,680

Value at 70% 8,876 Value at 100% 12,680

