

Property at 00177 WEST MAIN STREET

Prop ID 4540177

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Administrative Information

Owner name: STEPHAN BROTHERS REALTY LLC
Second name: C/O SARTORIUS SPORTS
Address: 177 WEST MAIN STREET
City/state: AVON CT Zip: 06001

-Location Information-

Map: 007 Clerk map:
Lot: 4540177 Neigh.: Zone: Vol: 355 Page: 0001

Assessments

Assmt category	Qty	Amount
Commerc Land	1.00	280,000
Vacant Commerc	.49	2,570
Commerc Outbldg	1.00	11,830
Commerc Building	1.00	541,610

-Exemptions-

Exempt	Cat	Amount

-Last sale-

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Sale date: 24-Aug-1998
Sale price:      960,000
Sale valid: Y
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—Values—

Mkt value :
Cost value: 1,194,300

Summary

Total assessments	836,010
Total exemptions	
Net assessment	836,010

- Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

- Sales ratios

Cost/sale :	1.2441
Mkt/sale :	
Assmt/sale:	.8708

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					
RES	52	.490	7,500	3,675		3,675	2,573
Residual		21,344					

1.490 acres	Total land value	603,675	422,573
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Commercial Building Information

Subject	Code	Description	Use	Description	Percentage
Primary Use	34	Retail	Basement		
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	34 Retail	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	01	Concrete	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	40	B	Other Features	Size	Qty
Garage	99	None	CP7 Canopy-Good	1,050	
Basement	04	Slab			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1987	Eff Year Built:	

Commercial Valuation Summary

Main Area: 8,820 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	34	Retail	100.00	8,820	84.38	744,230

2nd Floor

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
CP7 Canopy-Good	1,050	22.25			23,360

Sub-Total	767,590
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Grade	B	Factor 1.2600	967,160
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CDU	C&D Factor 1.00	967,160
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Depreciation	20 %	773,728
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Computed cost value @ 70%	541,610
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			20,000	1.69		C	33,800	50	16,900

Value at 70%	11,830	Value at 100%	16,900
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