

Property at 00182 WEST MAIN STREET 186 Prop ID 4540182 Printed 22-Apr-2025 4:08 PM Design and Layout (C) Right/Angles

Administrative Information			
Owner name:	182-186 WEST MAIN STREET AVON,		
Second name:	LLC		
Address:	30 QUAIL HOLLOW		
City/state:	W HARTFORD	CT	Zip: 06117

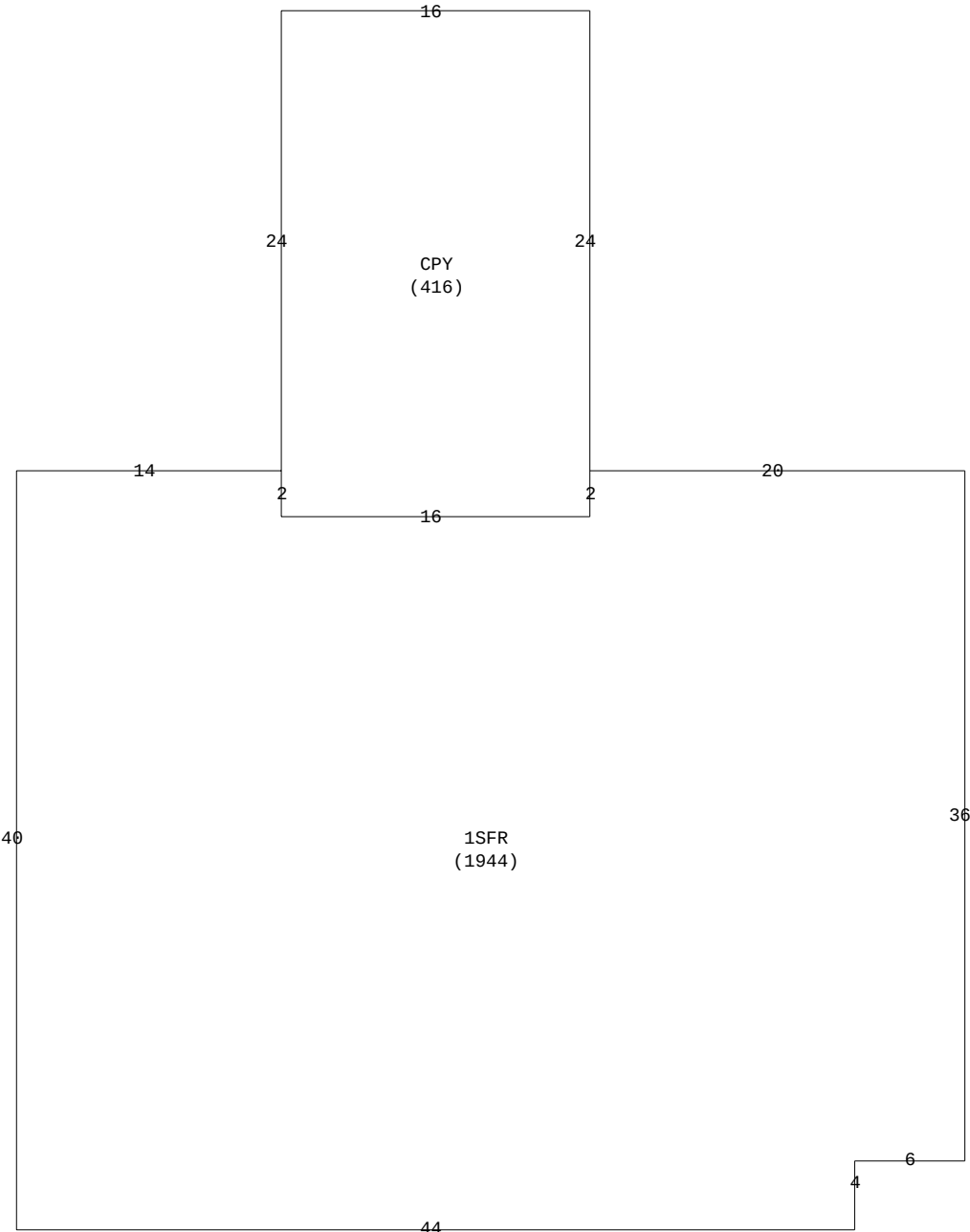
Location Information			
Map: 007	Clerk map:	23 010	
Lot: 4540182	Neigh.:	Zone: CR	Vol: 789 Page: 616
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Commerc Land	1.31	550,200	
Commerc Building	2.00	759,390	
Commerc Outbldg	1.00	8,050	
Summary		Utilities	
Total assessments	1,317,640	Water	Connecticut
Total exemptions		Sewer	Public sewer
Net assessment	1,317,640	Gas	CNG

Land Information						
Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value
CPRI	21	.770	600,000	462,000		462,000
Comm Primary		33,541				323,400
CPRI	21	.540	600,000	324,000		324,000
Comm Primary		23,522				226,800
1.310 acres		Total land value		786,000		550,200

Commercial Building Information			
Subject	Code	Description	Use
Primary Use	51	Bank	Basement
Exterior Walls	01	Wood Frame	
Roof Material			1st Floor
Roof Type	01	Gable	51 Bank
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors			2nd Floor
Heating System	02	Forced Hot Air	
Fuel Type	02	Natural Gas	
Construct Type	01	Wood Frame	
Grade	53	A+	
Garage	99	None	
Basement	99	None	
Bsmt Finish	99		
Air Cond	01	Central Air	
Interior Cond	06	Very Good	
External Cond	06	Very Good	
CDU			

Commercial Valuation Summary						
Main Area:		1,944	Construction Type: Wood Frame			
Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	51	Bank	100.00	1,944	151.32	294,170
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
BC1	Bank Canopy	416	27.30			11,360
Sub-Total						305,530
Grade	A+	Factor	1.6500			504,120
CDU		C&D Factor	1.00			504,120
Depreciation			%			504,120
Computed cost value @ 70%						352,884

Outbuilding Information								
Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr
PA1 Asphalt Paving			6,000	2.30		C	13,800	50
PA1 Asphalt Paving			4,000	2.30		C	9,200	50
Value at 70%		8,050	Value at 100%		11,500			



182 AND 186 WEST MAIN ST COMBINED V789 P616 11-17-23
182 IS THE BANK

186 IS THE RETAIL